

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant	MS SARAH FELLOWS	Code Number	CEF P /2022 /0613
Agent	SPEAKS DESIGN SERVICES THEODORE SPEAKS 6A MIDDLE ROAD COEDPOETH WREXHAM LL11 3TN	Date Received	30/06/2022
		Decision Date	18/07/2022

Town and Country Planning Act, 1990
Section 192 (as amended)

Certificate of Lawful Use of Proposed Use or Development

12, HEOL Y PLAS, CEFN MAWR, WREXHAM, , LL14 3PP

TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER ADEILADU
PORTH A GWAITH I'R EIDDO / LAWFUL DEVELOPMENT CERTIFICATE
FOR ERECTION OF PORCH AND WORKS TO PROPERTY

The Wrexham County Borough Council hereby **certifies** that on 30/06/2022 the development in respect of the land edged red on the plan appended to this certificate would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended for the following reason(s):-

REASON(S)

The proposal is permitted development under the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013

In reaching this decision the Council has had regard to the following:-

The submitted forms and plans

Signed:

A handwritten signature in black ink, appearing to read 'Ian Jones'.

Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

Dated: 18/07/2022

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Notes:

1. This Certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act (as amended).
2. It certifies that the use/operations specified above would be lawful on the land specified on the date specified and would therefore not be liable to enforcement action under Section 172 of the Act on that date.
3. This Certificate applies only to the matter(s) described above. Any matter(s) which is/are materially different to that/those described or on any other land may render the owner/occupier liable to enforcement action.