

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	MR ALEXANDRA KOTUSIEWICZ	Code Number	WRR P /2022 /0933
Agent	ARKIFY GERAINT EDWARDS 36 PLAS TIRION JOHNSTOWN WREXHAM	Date Received	26/10/2022
		Decision Date	22/11/2022

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

Certificate of Lawful Use of Proposed Use or Development

27, STANSTY ROAD, RHOSDDU, WREXHAM. LL11 2HR

TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER ESTYNIAD
UNLLAWR ARFAETHEDIG I OCHR YR EIDDO / LAWFUL DEVELOPMENT
CERTIFICATE FOR PROPOSED SINGLE STOREY SIDE EXTENSION

The Wrexham County Borough Council hereby **certifies** that on 26/10/2022 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

Signed:



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Dated: 22/11/2022

Applicant	MR ALEXANDRA KOTUSIEWICZ	Code	WRR P /2022 /0933
Agent	ARKIFY	Number	
	GERAINT EDWARDS	Date	26/10/2022
	36 PLAS TIRION	Received	22/11/2022
	JOHNSTOWN	Decision	
	WREXHAM	Date	

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.