

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 J MCNALLY	Code Number	HOL P /2022 /0713
Agent	STEVEN DOCKER ASSOCIATES MR GILES FISHER PARK HOUSE PARKWAY HOLMES CHAPEL CW4 7BA	Date Received	01/08/2022
		Decision Date	25/08/2022

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

Certificate of Lawful Use of Proposed Use or Development

THE ELMS, WREXHAM ROAD, HOLT, WREXHAM, , LL13 9SW

TYSTYSGRIF DDATBLYGIAD CYREITHLON AR GYFER ADDASIAD
ARFAETHEDIG Y GAREJ YN LETY YCHWANEGOL / LAWFUL
DEVELOPMENT CERTIFICATE FOR THE PROPOSED CONVERSION OF
THE INTEGRAL GARAGE TO ADDITIONAL ACCOMMODATION

The Wrexham County Borough Council hereby **certifies** that on
01/08/2022 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 plans and details

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: 25/08/2022

Applicant	MS J MCNALLY	Code	HOL P /2022 /0713
Agent	STEVEN DOCKER ASSOCIATES	Number	
	MR GILES FISHER	Date	01/08/2022
	PARK HOUSE	Received	25/08/2022
	PARKWAY	Decision	
	HOLMES CHAPEL	Date	
	CW4 7BA		

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.