

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 STUART ROBERTS	Code Number	WRC P /2021 /0945
Agent	MR MARK DUNN MDA LISCARD BUSINESS CENTRE THE OLD SCHOOL 188 LISCARD ROAD WALLASEY WIRRAL CH44 5TN	Date Received	19/07/2021
		Decision Date	08/11/2021

Town and Country Planning Act, 1990
Section 191 (as amended)

Certificate of Lawfulness of Existing Use or Development

17A, DERBY ROAD, WREXHAM, LL13 8EA

TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER DEFNYDD
PRESENNOL – DEFNYDD ADEILAD AR GYFER C3 TAI ANNEDD /
LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING USE – USE OF
BUILDING FOR C3 DWELLING HOUSES

The Wrexham County Borough Council hereby **certifies** that on 19/07/2021 the development in respect of the land edged red on the plan appended to this certificate would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended for the following reason(s):

REASON(S)

The use began more than ten years prior to the date of the application.

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

The supporting documentation supplied by/on behalf of the applicant(s).



Signed:

Dated: 08/11/2021

Applicant Agent MR STUART ROBERTS
MR MARK DUNN
MDA LISCARD BUSINESS
CENTRE
188 LISCARD ROAD
WALLASEY
WIRRAL
CH44 5TN

Code Number WRC P /2021 /0945
Date Received 19/07/2021
Decision Date 18/11/2021

Notes:

1. This Certificate is issued solely for the purposes of Section 191 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.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

