

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 TOM PARKINSON	Code Number	HOL P /2021 /0970
Agent	MR TOM PARKINSON 4 WEST END COURT HOLT WREXHAM LL13 9YJ	Date Received	06/10/2021 21/10/2021
		Decision Date	

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

Certificate of Lawful Use of Proposed Use or Development

4, WEST END COURT, HOLT, WREXHAM, LL13 9YJ,
TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER ESTYNIAD
UNLLAWR ARFAETHEDIG I GEFN YR EIDDO / LAWFUL DEVELOPMENT
CERTIFICATE FOR PROPOSED SINGLE STOREY REAR EXTENSION

The Wrexham County Borough Council hereby **certifies** that on 21/10/2021 the development in respect of the land edged red on the plan appended to this certificate would be lawful within the meaning of Section 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:-

Proposed detailed ground floor and section AA (Job No 186 Dwg No 10)

Proposed detailed elevations 2, 3, 4 (Job No 186 Dwg No 11)

Location Plan (job No 186 Dwg No 01)

Signed:

A handwritten signature in black ink, appearing to be 'L. Jones'.

Officer Appointed for this purpose
Chief Officer Planning & Regulatory
Dated: 21/10/2021

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	LL13 9YJ		

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.