

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	ELIZABETH BLAIR PARK EMERY PLANNING	Code Number	BRO P /2021 /0136
Agent	CAROLINE PAYNE EMERY PLANNING UNIT 2 - 4 SOUTH PARK COURT HOBSON STREET MACCLESFIELD SK11 8BS	Date Received	12/02/2021
		Decision Date	01/06/2021

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

Certificate of Lawful Use of Proposed Use or Development

THE STABLES, GATEWEN HALL, GATEWEN ROAD, WREXHAM, LL11 6YZ
TYSTYSGRIF DATBLYGU CYFREITHLON AR GYFER TY (DOSBARTH
DEFNYDD C3) / LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING
USE OF A DWELLING (USE CLASS C3)

The Wrexham County Borough Council hereby **certifies** that on
12/02/2021 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):-

The application has been accompanied by evidence verifying the information
included in the application as set out within Part 6 , S.28 of the Town and
Country Planning (Development Management Procedure) (Wales) Order 2012
(as amended). On the balance of probability, the evidence submitted has
demonstrated that the use of the outbuilding as a separate dwelling house
began more than 4 continuous years before the date of this application.

Signed:



Officer Appointed for this purpose
Chief Officer Planning & Regulatory
Dated: 01/06/2021

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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.