

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 & MRS WILLIAMS	Code Number	COE P /2021 /0695
Agent	MR ANDREW GAMBLE AGD ARCHITECTURAL CALBOURNE CHURCH LANE GILDEN SUTTON CHESTER CH3 7EW	Date Received	13/07/2021
		Decision Date	30/07/2021

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

Certificate of Lawful Use of Proposed Use or Development

48, GREENGATE FARM, COEDPOETH, WREXHAM, LL11 3PX

ADDASU'R GAREJ A CHODI ESTYNIAD UNLLAWR I'R CEFN / GARAGE
CONVERSION AND SINGLE STOREY REAR EXTENSION

The Wrexham County Borough Council hereby **certifies** that on 13/07/2021 the development in respect of the land edged red on the plan appended to this certificate would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended for the following reason(s):-

REASON(S)

The proposal complies with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

Signed:



Officer Appointed for this purpose
Chief Officer Planning & Regulatory
Dated: 30/07/2021

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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.