

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	SARAH STEVEN	Code Number	ROS P /2021 /0353
Agent	EMILY LLOYD HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	12/04/2021 30/04/2021
		Decision Date	

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

Certificate of Lawful Use of Proposed Use or Development

, 2, CRABMILL COTTAGES, ROSSETT, WREXHAM, , LL12 0BG
TYSTYSGRIF DATBLYGU CYFREITHIOL AR GYFER ESTYNIAD CEFN
STORI UNIGOL ARFAETHEDIG A PHORCH BLAEN / LAWFUL
DEVELOPMENT CERTIFICATE FOR PROPOSED SINGLE STOREY REAR
EXTENSION AND FRONT PORCH

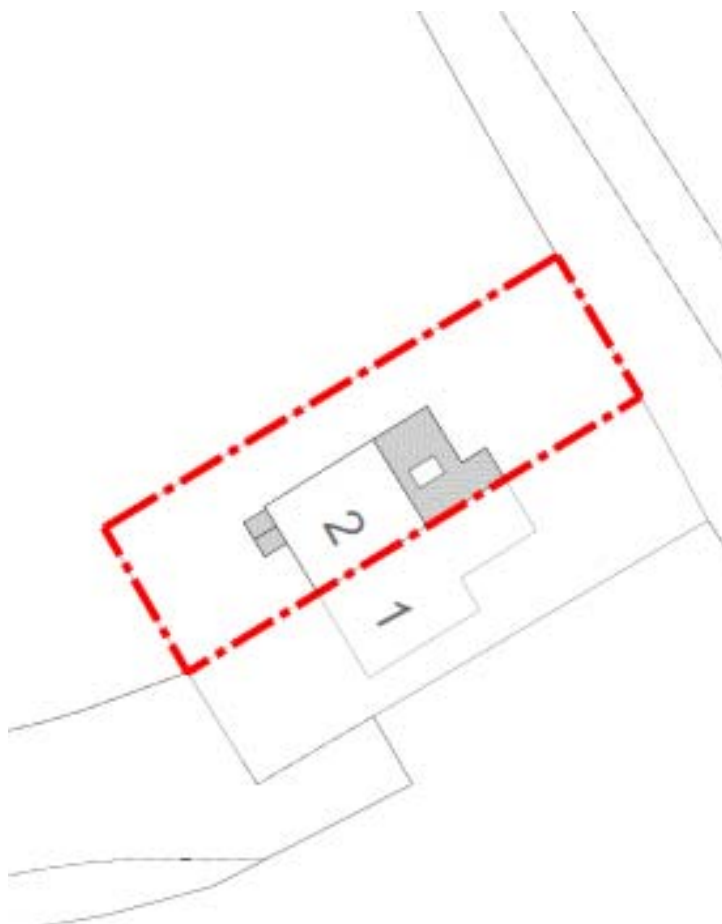
The Wrexham County Borough Council hereby **certifies** that on 12/04/2021 the development in respect of the land edged red on the plan appended to this certificate would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended for the following reason(s):-

REASON(S)

The proposal is permitted development under the provisions of Schedule 2, Part 1, Class A & D 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:-

Amended Elevations:	CC/PD/02 (REV A)
Proposed Floor Plans:	CC/PD/03
Location/Site Plan:	CC/PD/05



Signed:



Officer Appointed for this purpose
Chief Officer Planning & Regulatory
Dated: 30/04/2021

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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.