

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

|                  |                                                                                               |                      |                          |
|------------------|-----------------------------------------------------------------------------------------------|----------------------|--------------------------|
| <b>Applicant</b> | MR RICHARD DAVIES RMD<br>ACCOUNTANCY SOLUTIONS LTD                                            | <b>Code Number</b>   | WRO P /2021 /0369        |
| <b>Agent</b>     | RMD ACCOUNTANCY SOLUTIONS LTD<br>MR RICHARD DAVIES<br>58<br>PEN Y BRYN<br>WREXHAM<br>LL13 7HY | <b>Date Received</b> | 20/04/2021<br>30/04/2021 |
|                  |                                                                                               | <b>Decision Date</b> |                          |

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

**Certificate of Lawful Use of Proposed Use or Development**

58A, PEN Y BRYN, WREXHAM, LL13 7HY  
TYSTYSGRIF DATBLYGU CYFREITHIOL AR GYFER NEWID DEFNYDDIO  
LLAWR CYNTAF AC AIL LLAWR O FFLAT UNIG I DDEFNYDD DOSBARTH  
A2 / LAWFUL DEVELOPMENT CERTIFICATE FOR CHANGE OF USE OF  
FIRST FLOOR AND SECOND FLOOR FROM SINGLE FLAT TO CLASS A2  
USE

The Wrexham County Borough Council hereby **certifies** that on  
20/04/2021 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):-

The proposed use is authorised by planning permission WRO 21262 Dated  
18 May 1993

In reaching this decision the Council has had regard to the following:-  
Planning permission WRO 21262 and subsequent permissions.

**Signed:**



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

## 58 & 58A Pen Y Bryn - Location Plan



|                  |                                                                                                  |                          |                          |
|------------------|--------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
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|                  |                                                                                                  | <b>Decision<br/>Date</b> |                          |

**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.