

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 R STEEN	Code Number	GWE P /2020 /0832
Agent	J BARGIEL ARCHITECTURAL CONSULTANTS JAN BARGIEL 2 CHURCH MEWS LLANFAIR DYFFRYN CLWYD RUTHIN DENBIGHSHIRE LL15 2RJ	Date Received	03/12/2020
		Decision Date	15/03/2021

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

Certificate of Lawful Use of Proposed Use or Development

THE BARN, HIGHER GWERSYLLT FARM, SUMMERHILL ROAD,
GWERSYLLT, WREXHAM, LL11 4SW
TYSTYSGRIF DATBLYGU CYFREITHLON AR GYFER ADEILAD ATEGOL
ARTAETHEDIG
LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED
REPLACEMENT ANCILLARY OUTBUILDING

The Wrexham County Borough Council hereby **certifies** that on 03/12/2020 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 E 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:-

Submitted drawings:
20/57/1.1B proposed plan and elevations
20/57/2 Location and site plan

Signed:



Officer Appointed for this purpose
Chief Officer Planning & Regulatory
Dated: 15/03/2021

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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.

