

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	MARTYN THICKITT	Code Number	PEN P /2021 /0073
Agent	THEODORE SPEAKES 6A MIDDLE ROAD COEDPOETH WREXHAM LL11 3TN	Date Received	26/01/2021
		Decision Date	15/03/2021

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

Certificate of Lawful Use of Proposed Use or Development

, 26, COED Y NANT, PENYCAE, WREXHAM, , LL14 2SJ
TYSTYSGRIF GYFREITHLON AR GYFER ESTYNIAD OCHR UNLLAWR /
LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED SINGLE
STOREY EXTENSION

The Wrexham County Borough Council hereby **certifies** that on 26/01/2021 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 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:-

110/CPW/LDC/003, 110/CPW/LDC/004, 110/CPW/LDC/006

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.