

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 GRIFFITHS	Code Number	GWE P /2020 /0894
Agent	ANDREW MUNRO THREE 6T ARCHITECTURE IENA HOUSE ST MARTINS ROAD GOBOWEN SY11 3NL	Date Received	18/12/2020
		Decision Date	04/03/2021

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

Certificate of Lawful Use of Proposed Use or Development

31, PENRHYN DRIVE, GWERSYLLT, WREXHAM, , LL11 4LY
TYSTYSGRIF GYFREITHLON DYMCHWEL GAREJ AC CODI ASTUDIO
CARTREF / APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE
FOR DEMOLITION OF GARAGE AND ERECTION OF A HOME STUDIO
(PROPOSED USE)

The Wrexham County Borough Council hereby **certifies** that on 18/12/2020 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:

PL001 Location Plan

PL101B Proposed site plan

PL110E Proposed plans and elevations

Signed:



Officer Appointed for this purpose
Chief Officer Planning & Regulatory
Dated: 04/03/2021

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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.

