

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 MATTHEW BIRCH                                               | <b>Code Number</b>   | BAN P /2020 /0634        |
| <b>Agent</b>     | MR SEAN PEMPLE<br>23<br>BRYNHAFOD ROAD<br>OSWESTRY<br>SY11 1RT | <b>Date Received</b> | 12/10/2020<br>15/12/2020 |
|                  |                                                                | <b>Decision Date</b> |                          |

---

### **Town and Country Planning Act, 1990**

### **Section 192 (as amended)**

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

5, LUDLOW ROAD, WREXHAM, LL13 0JG  
TYSTYSGRIF GYFREITHLON AR GYFER ESTYNIAD CEFN UNLLAWR /  
LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED SINGLE  
STOREY REAR EXTENSION

The Wrexham County Borough Council hereby **refuses to certify** that on 12/10/2020 the above mentioned development would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended for the following reason(s):-

### **REASONS(S)**

The extension would fail to comply with criteria (i) of Schedule 2, Part 1, Class A of the The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013. The proposal requires planning permission.

**Applicant** MR MATTHEW BIRCH

**Agent** MR SEAN PEMPLE  
23  
BRYNHAFOD ROAD  
OSWESTRY  
SY11 1RT

**Code** BAN P /2020 /0634  
**Number**  
**Date** 12/10/2020  
**Received**

15/12/2020  
**Decision**  
**Date**

  
**Signed:**

**Officer Appointed for this purpose**  
**Chief Officer Planning & Regulatory**

**Dated:** 15/12/2020

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[http://www.wrexham.gov.uk/english/planning\\_portal/publications/info\\_sheets.htm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)