In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mrs Bronwen Roberts

Agent Mr Andrew Gough
The Poppies, Lower Road Harmer Hill,
Lower Road,
SHREWSBURY,
United Kingdom, SY4 3QX

Reference P/2025/0694

Date Received 04/09/2025

Decision Date 30/10/2025

Town and Country Planning Act, 1990
Section 191 (as amended)

Certificate of Lawfulness of Existing Use or Development

LAND EAST OF, THE OAKS, TREVOR, LLANGOLLEN, WREXHAM, LL20 7TX

TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER DEFNYDD PRESENNOL - NEWYDD I GERBYDA / LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING USE - VEHICULAR ACCESS

The Wrexham County Borough Council hereby **refuses to certify** that on 04/09/2025 the above mentioned development would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended for the following reason(s):-

REASON(S)

1. A Certificate of Lawful Existing Use for vehicular access cannot be granted due to a lack of evidence demonstrating the last 10 years of continuous use as a vehicular access.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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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