

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 TOM BAWDEN

Code Number WRA P /2021 /0593

Agent GERAINT EDWARDS
36
PLAS TIRION
JOHNSTOWN
WREXHAM
LL14 1UR

Date Received 11/06/2021

Decision Date 07/07/2021

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

Certificate of Lawful Use of Proposed Use or Development

24, GREDINGTON CLOSE, WREXHAM, , , LL13 9DQ

TYSTYSGRIF GYFREITHLON AR GYFER ESTYNIAD CEFN UNLLAWR /
LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED SINGLE
STOREY REAR EXTENSION

The Wrexham County Borough Council hereby **certifies** that on 25/06/2021 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:-

Proposed Elevations: A300

Proposed Floor Plans: A102

Signed:

Officer Appointed for this purpose
Chief Officer Planning & Regulatory
Dated: 07/07/2021

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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.