

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	GARETH ANGLESEA	Code Number	ESC P /2021 /0554
Agent	EMILY LLOYD HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	27/05/2021 07/07/2021
		Decision Date	

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

Certificate of Lawful Use of Proposed Use or Development

1, HERITAGE CLOSE, BERSHAM, WREXHAM, , LL14 4FE

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 27/05/2021 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):-

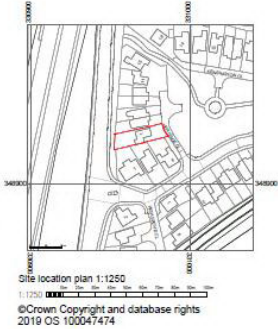
REASON(S)

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:-
Provisions of the General Permitted Development Order.

Signed:

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



	
HDS Planning & Design Services 100-102, The Quadrant, Wrexham, CH1 2JY Tel: 01928 541111 Email: info@hds.co.uk	
Project: Planning & Design Services - Wrexham	Scale: (A3)
Title: Planning & Design Services - Wrexham	Date: 12/05/2020
Drawn By: HDS	Date: 12/05/2020
Notes: All dimensions are in meters unless otherwise stated.	

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	HDS ARCHITECTURAL SERVICES	Date	27/05/2021
	THE FOUNDRY	Received	07/07/2021
	15 YORKE STREET	Decision	
	WREXHAM	Date	
	LL13 8LW		

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.