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

Applicant Mr Adam Roberts

Reference P/2025/0770

Decision Date 16/01/2026

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

Certificate of Lawfulness of Existing Use or Development

MIDDLE SONTLEY FARM, MIDDLE SONTLEY, WREXHAM, LL13 0YP

The Wrexham County Borough Council hereby **certifies** that on 06/10/2025 the development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate 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

The development was carried out more than 4 years ago preceding 06/10/2025.

FIRST SCHEDULE

LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING USE – SINGLE STOREY EXTENSION

Ian Jones

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

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 Mr Adam Roberts

Reference P/2025/0770

Decision Date 16/01/2026

Notes:

1. This Certificate is issued solely for the purposes of Section 191 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.



Planning Portal Reference: **PP-14307371v1**

0 50
Metres