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 Don Hitchmough

Agent Mr Steven Hearn
Concept House, 7
Scotland Street,
ELLESMERE, SY12
0DG

Reference P/2025/0621

Date Received 07/08/2025

Decision Date 30/03/2026

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

Certificate of Lawfulness of Existing Use or Development

CENTRAL BUILDINGS, ALYN INDUSTRIAL ESTATE, CEFN Y BEDD, WREXHAM, LL12 9YG

The Wrexham County Borough Council hereby **certifies** that on 07/08/2025 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:

REASON

The building described in the First Schedule has been used as a single private dwellinghouse continuously for the four years preceding 07/08/2025.

In reaching this decision the Council has had regard to the following:
The supporting documentation supplied by/on behalf of the applicant(s).

FIRST SCHEDULE

LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING USE – USE OF BUILDING FOR DWELLINGHOUSE (CLASS C3)

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

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SECOND SCHEDULE



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

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Applicant Mr Don Hitchmough

Agent Mr Steven Hearn
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Scotland Street,
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Reference P/2025/0621

Date Received 07/08/2025

Decision Date 30/03/2026

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.

Ian Jones

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