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 Ms Kirstie Holmes

Agent Mr David Owen
11 Darsefield Road,
Childwall, Liverpool,
L16 0JR

Reference P/2026/0247

Date Received 17/04/2026

Decision Date 18/05/2026

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

Certificate of Lawful Use of Proposed Use or Development

BRYN RHEDYN, 34 HEOL LLEWELYN, COEDPOETH, WREXHAM, LL11 3PB

The Wrexham County Borough Council hereby **certifies** that on 17/04/2026 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 192 of the Town and Country Planning Act 1990 as amended for the following reason(s):

REASON(S)
Whilst the proposal does represent a change of use from a Class C3 use to a Class C2 use, the characteristics of the proposed use are not materially different to that of a single dwellinghouse.

FIRST SCHEDULE

LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED USE – USE OF BUILDING AS CLASS C2 (CARE HOME) - FOR A MAXIMUM OF 3 CHILDREN AND 3 STAFF

The use of the property for the care and supervision of a maximum of 3 young people supported by a maximum of 3 staff at any one time.

SECOND SCHEDULE

Bryn Rhedyn, 34 Heol Llewelyn, Coedpoeth, LL11 3BP

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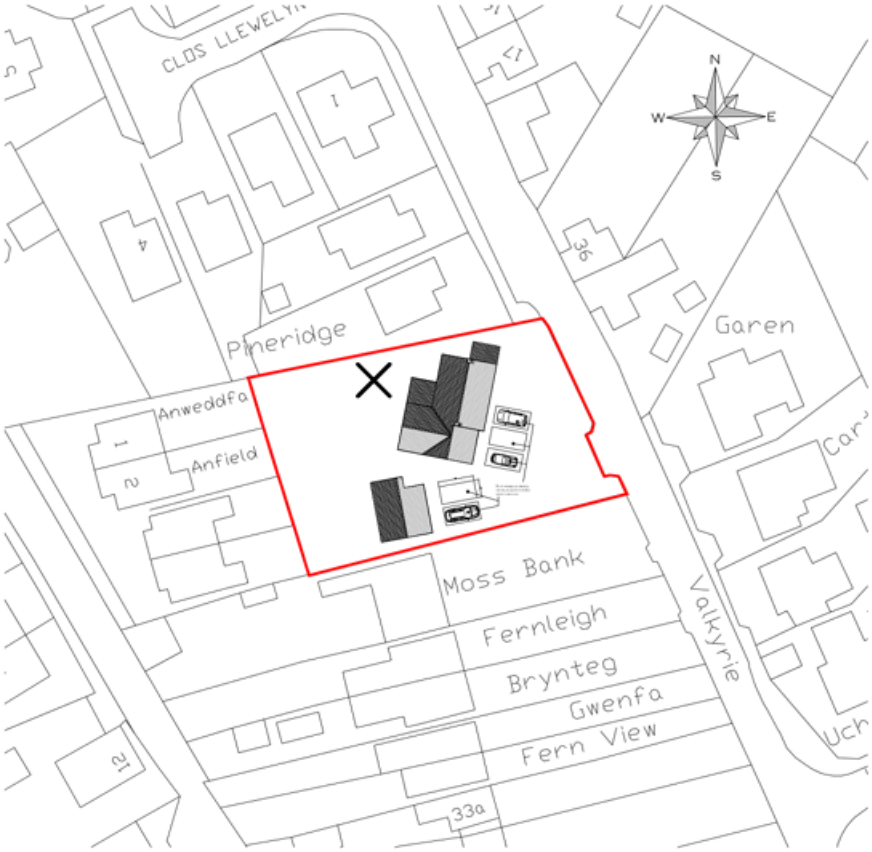
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Reference P/2026/0247

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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.

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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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.

4. The effect of the certificate is subject to the provisions in section 192(4) of the 1990 Act, as amended, which state that the lawfulness of a specified use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters which were relevant to the decision about lawfulness.

Ian Jones

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