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 Brian Jones & Mrs Jennifer Jones

Reference P/2026/0474

Decision Date 17/09/2026

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

Certificate of Lawfulness of Existing Use or Development

23 GERALD STREET, WREXHAM, LL11 1EH

The Wrexham County Borough Council hereby **certifies** that on 22/07/2026 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 191 of the Town and Country Planning Act 1990 as amended for the following reason(s):

REASON(S)
The HMO described in the First Schedule has been used as residential accommodation continuously for the ten years preceding 17/09/2026.

FIRST SCHEDULE

LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING USE - HOUSE IN MULTIPLE OCCUPATION (HMO)

Ian Jones

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

Notes:

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
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wrecsam

Applicant Mr Brian Jones & Mrs Jennifer Jones

Reference P/2026/0474

Decision Date 17/09/2026

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.

SECOND SCHEDULE

