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 Lee Chaloner

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Reference P/2025/0367

Date Received 25/04/2025

Decision Date 18/09/2026

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

Certificate of Lawfulness of Existing Use or Development

32 RHOSDDU ROAD, WREXHAM, LL11 2NS

The Wrexham County Borough Council hereby **certifies** that on 25/04/2025 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

From the evidence submitted, the property has operated as a HMO for 7 tenants for at least a minimum of 4 years.

FIRST SCHEDULE

LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING USE – USE OF BUILDING FOR HOUSE IN MULTIPLE OCCUPATION (HMO) - 7 TENANTS

Ian Jones

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

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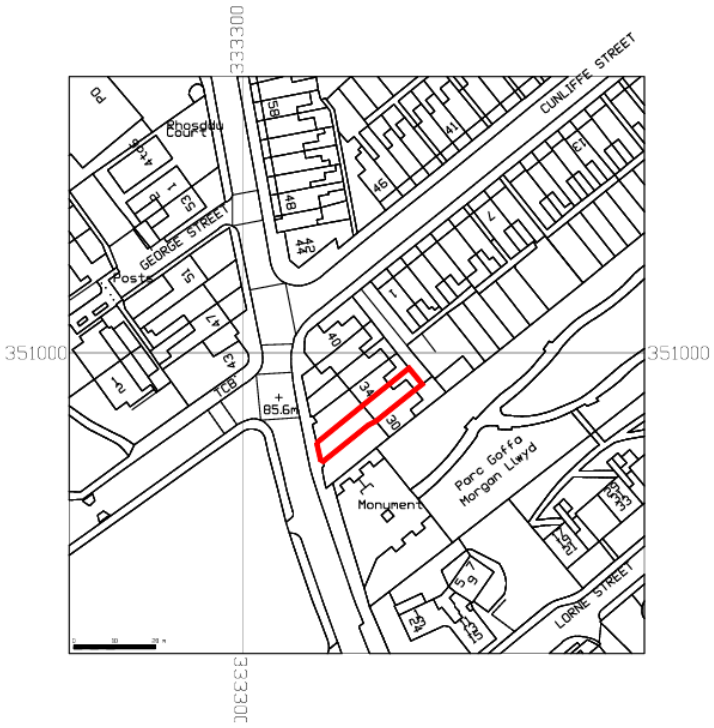
Notes:

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.

SECOND SCHEDULE



Site location plan 1:1250

1:1250

1:200