

Roger Parry & Partners LLP
Roger Parry & Partners
The Estates Office
20 Salop Road
Oswestry
SY11 2NU
United Kingdom

Gofynnwch am / Please ask for: **Ceri Thomas**

 **01492575391**



 **ceri.thomas@conwy.gov.uk**

Ein Cyf / Our Ref: **0/51995**

Eich Cyf / Your Ref:

Dyddiad / Date: **12/11/2024**

Cais Rhif: 0/51995

Disgrifiad y Datblygiad: Tystysgrif cyfreithlondeb ar gyfer gwaith a wnaed eisoes i lefelu'r ddaear a gosod gwaith draenio

Safle / Lleoliad: Fron Bella
Pentrefoelas
LL24 0TE

Annwyl Roger Parry & Partners LLP

Mae'r cais hwn wedi cael ei ystyried gan y Cyngor. Tynnir eich sylw at y penderfyniad ar y rhybudd ynghlun.

Nodiadau

1. Rhoddir y dystysgrif hon at ddibenion adran 191 Deddf Cynllunio Gwlad a Thref 1990 (fel y'i diwygwyd) yn unig.
2. Mae'n ardystio bod y defnydd / gweithrediadau / mater a ddisgrifir yn yr Atodlen Gyntaf ac i'r tir a ddisgrifir yn yr Ail Atodlen yn gyfreithiol ar y dyddiad a bennir ac felly, nad oedd yn agored i achos gorfodaeth o dan Adran 172 Deddf 1990 ar y dyddiad hwnnw.
3. Nid yw'r dystysgrif hon yn gymwys ond i raddau'r defnydd / gweithrediadau / mater a ddisgrifir yn yr Atodlen Gyntaf ac i'r tir a bennir yn yr Ail Atodlen a'i nodi ar y cynllun amgaeedig. Gall unrhyw ddefnydd / gweithrediadau / mater sy'n sylweddol wahanol i'r hyn a ddisgrifir neu'n sy'n ymwneud ag unrhyw dir arall olygu bod y perchennog neu'r deiliad yn agored i achos gorfodaeth.
4. Mae effaith y dystysgrif wedi'i hamodi hefyd gan y ddarpariaeth yn adran 192(4) Deddf 1990, fel y'i diwygwyd, sy'n datgan na thbyir yn derfynol fod defnydd neu weithrediad a ddisgrifir yn gyfreithlon ond lle na chafwyd unrhyw newid sylweddol, cyn i'r defnydd gael ei sefydlu neu cyn i'r gweithrediadau ddechrau, yn unrhyw un o'r materion sy'n berthnasol wrth benderfynu ar gyfreithlondeb o'r fath.

Application No.: 0/51995

Development Description: Certificate of lawfulness for the existing ground levelling and installation of drainage works

Site / Location: Fron Bella, Fron Bella, Pentrefoelas, LL24 0TE

Dear Roger Parry & Partners LLP

This application has now been considered by the Council. Your attention is drawn to the decision on the attached Notice.

Notes

1. This certificate is issued solely for the purposes of Section 191 of the Town and Country Planning Act 1990 (as amended).

Cais Rhif / Application No. 0/51995

2. It certifies that the use / operations / matter specified in the First Schedule taking place on the land described in the Second Schedule was / were lawful, on the specified date and, thus, was not / were not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use / operations / matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use / operations / matter which is / are materially different from that / those described or which relate/s to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described 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 relevant to determining such lawfulness.

Yn ddiffuant / Yours sincerely



ppPaula Jones

Rheolwr Rheoli Datblygu ac Adeiladu / Development and Building Control Manager

Cais Rhif / Application No. 0/51995

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 (as amended)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012 PART 6 PARA 28

CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT

Disgrifiad y Datblygiad:

Tystysgrif cyfreithlondeb ar gyfer gwaith a wnaed eisoes i lefelu'r ddaear a gosod gwaith draenio

Safle / Lleoliad:

Fron Bella
Pentrefoelas
LL24 0TE

Development Description:

Certificate of lawfulness for the existing ground levelling and installation of drainage works

Site / Location:

Fron Bella
Pentrefoelas
LL24 0TE

Derbyniad / Decision:

Conwy County Borough Council hereby certify that on 17th September 2024, the use, operations or matter described in the First Schedule to the Certificate, in respect of the land specified on the Second Schedule and edged red on the plan attached to this Certificate, was / were lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended for the following reason:

- 1 The applicant has undertaken material operations pursuant to planning permission 0/46071 prior to the 12th July 2024 and hence in accordance with condition (1) of that permission.

First Schedule:

Certificate of lawfulness for the existing ground levelling and installation of drainage works

Second Schedule:

Fron Bella
Pentrefoelas
LL24 0TE

Informatives (if applicable):

Please view the website for more information on the representations that have been submitted in relation to this application at: <http://www.conwy.gov.uk/planningexplorer>.

Ymgeisydd / Applicant:

G B Jones
Fron Bella
Conwy
Pentrefoelas
LL24 0TE

Cais Rhif / Application No. 0/51995

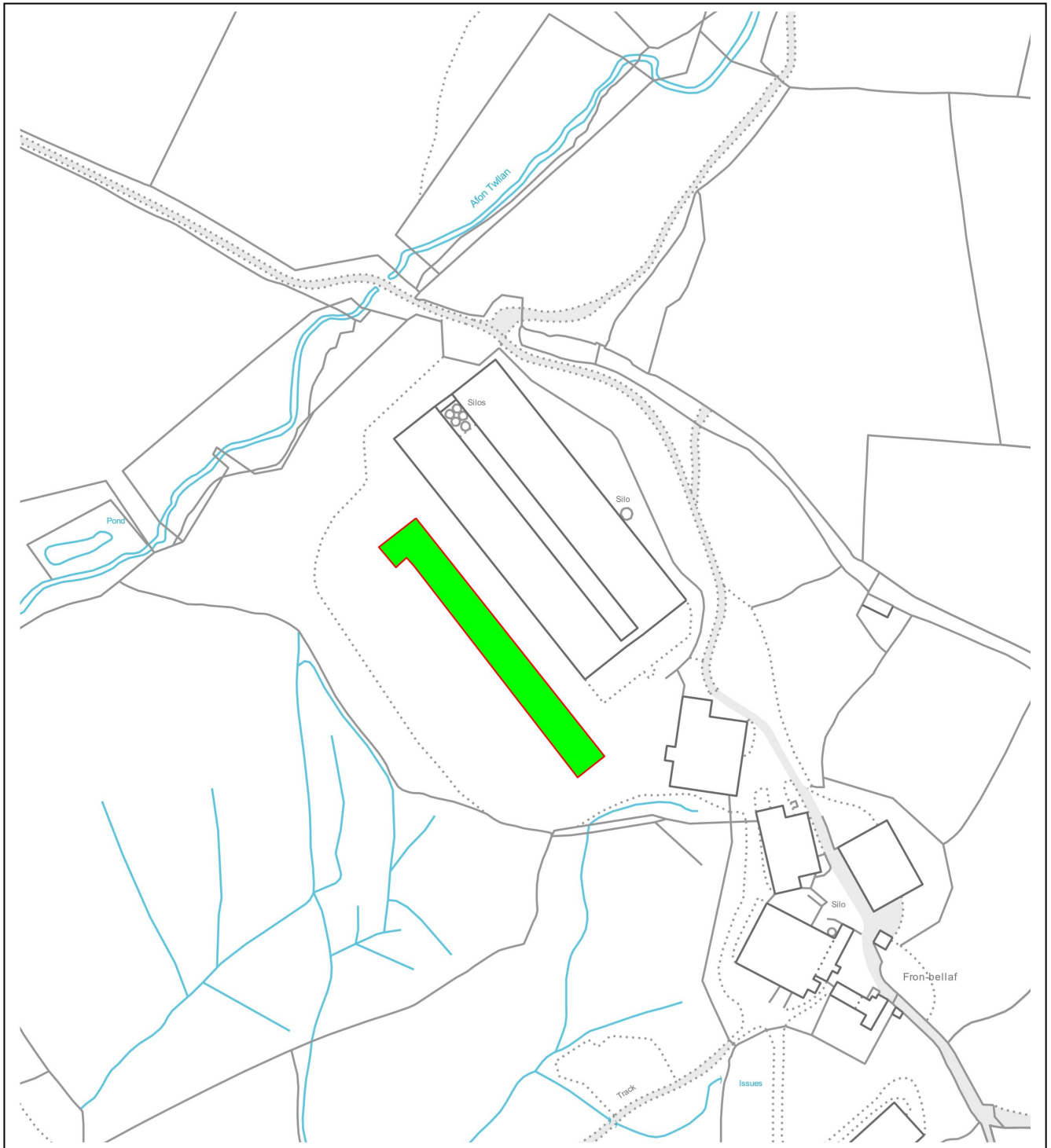
Dyddiedig / Dated: 12/11/2024

Arwyddo / Signed:



ppRheolwr Rheoli Datblygu ac Adeiladu / Development and Building Control Manager

0/51995 – Fron Bella, Pentrefoelas
Plan attached to Certificate of Lawfulness



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.