

**Tystysgrif Defnydd neu Ddatblygiad Cyfreithiol Arfaethedig  
Certificate of Proposed Lawful Use or Development**

**Deddf Cynllunio Tref a Gwlad 1990 Adran 192  
(fel y'i diwygiwyd gan Adran 10 Deddf Cynllunio ac Iawndal 1991)  
Gorchymyn Cynllunio Tref a Gwlad (Datblygiad Cyffredinol a Ganiateir)  
(Diwygiad) (Cymru) 2013 Erthygl 24  
Town and Country Planning Act 1990 Section 192  
(as amended by Section 10 of the Planning and Compensation Act 1991)  
Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013  
Article 24**

Rhif Cais/Application No: **DM/2023/01073**

<b>Ymgeisydd/ Applicant:</b>	ms Gaynor Osborne Highbury House Shirenewton Chepstow NP16 6RG United Kingdom	<b>Asiant/Agent</b>
----------------------------------	--	---------------------

Mae **CYNGOR SIR FYNWY** fel yr Awdurdod Cynllunio Lleol yn **ardystio** ar **31 July 2023** bod defnydd neu weithrediad neu fater arall a ddisgrifiwyd yn yr Atodlen Gyntaf i'r Dystysgrif hon yng nghyswllt y tir a nodwyd yn Ail Atodlen y Dystysgrif hon ac a ddynodwyd ar y cynlluniau y cyferirir atynt yn y Drydedd Atodlen i'r Dystysgrif hon yn **gyfreithlon** o fewn ystyr Adran 191 Deddf Cynllunio Tref a Gwlad 1990 (fel y'i diwygiwyd) am y rheswm/rhesymau a nodir ar y dudalen ddilynol.

**MONMOUTHSHIRE COUNTY COUNCIL** as Local Planning Authority **certifies** that on the **31 July 2023** use or operation or other matter described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and identified on the plans referred to in the Third Schedule to this Certificate **were lawful** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the reason(s) set out on the following page.

**PLEASE READ THE ATTACHED NOTES**

Dyddiad/Date: 25 January 2024

Llofnod/Signed:



**Rheolwr Gwasanaethau Datblygu/Development Services Manager**

Cyngor Sir Fynwy/Monmouthshire County Council  
Neuadd y Sir/County Hall

**PWYSIG MAE'R CYFATHREBIAD YMA'N EFFEITHIO AR EICH EIDDO**  
**IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY**

Atodlen Gyntaf/First Schedule:	<b>Solar Panels to cut carbon footprint and provide green energy and improve EPC. Output estimated to produce almost sufficient energy to match annual usage so only 10-15% reliant on the national grid. Battery storage also included to minimise use during peak times to limit stress on the national grid until it is upgraded nationally. To be fitted to our south facing and west facing roof elevations by a recognised national company, who have successfully fitted solar panels to nearby properties in the village, including direct neighbour. There will project less than 20cm above the roof tiles and no panels to be fitted to walls. Roof load bearing structure assessed to be able to accept the weight and attachments required. The location of the panel placement has been chosen to maximise electricity generated the East and North facing elevations are unstable.</b>
Ail Atodlen/Second Schedule:	<b>Highbury House Earlswood Road Shirenewton Chepstow Monmouthshire</b>
Trydydd Atodlen/Third Schedule:	<b>Location Plan - , Elevations - Proposed West elevation - , Elevations - Proposed South elevation - ,</b>

**Rheswm/Rhesymau**  
**Reason(s):**

1 The proposal constitutes permitted development under Schedule 2, Part 40, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2012.

## NODIADAU

1. Cyhoeddir y dystysgrif hon yn llwyr ar gyfer diben adran 191 Deddf Cynllunio Tref a Gwlad 1990 (fel y'i diwygiwyd).
2. Mae'n ardystio bod defnydd neu weithrediadau neu'r mater a nodwyd yn yr Atodlen Gyntaf fel bod yn digwydd ar y tir a ddisgrifir yn yr Ail Atodlen yn gyfreithiol ar y dyddiad a nodwyd ac, felly, nad oeddent yn atebol i weithredu gorfodaeth dan adran 172 Deddf 1990 ar y dyddiad hwnnw.
3. Dim ond i faint y defnydd neu weithrediadau neu fater a ddisgrifiwyd yn yr Atodlen Gyntaf ac i'r tir a nodir yn yr Ail Atodlen ac a ddynodir ar y cynllun a atodir mae'r dystysgrif hon yn berthnasol. Gall unrhyw ddefnydd neu weithrediadau neu fater sy'n sylweddol wahanol i'r hyn a ddisgrifir neu sy'n cyfeirio at dir arall wneud y perchennog neu ddefnyddiwr yn atebol i weithredu gorfodaeth.
4. Caiff effaith y dystysgrif hefyd ei gymhwyso gan yr amod yn adran 192(4) Deddf 1990, fel y'i diwygiwyd, sy'n nodi mai dim ond lle na fu unrhyw newid sylweddol, cyn y sefydlwyd y defnydd neu ddechrau'r gweithrediadau, y mae tybiad pendant o gyfreithlondeb defnydd neu weithrediad a ddisgrifir, yn unrhyw un o'r materion sy'n berthnasol i benderfynu ar gyfreithlondeb o'r fath.

## NOTES

1. This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use or operations or matter specified in the First Schedule taking place on the land described in the Second Schedule were lawful on the specified date and, thus, 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 or operations or matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or operations or matter which are materially different from that described or which relates 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.