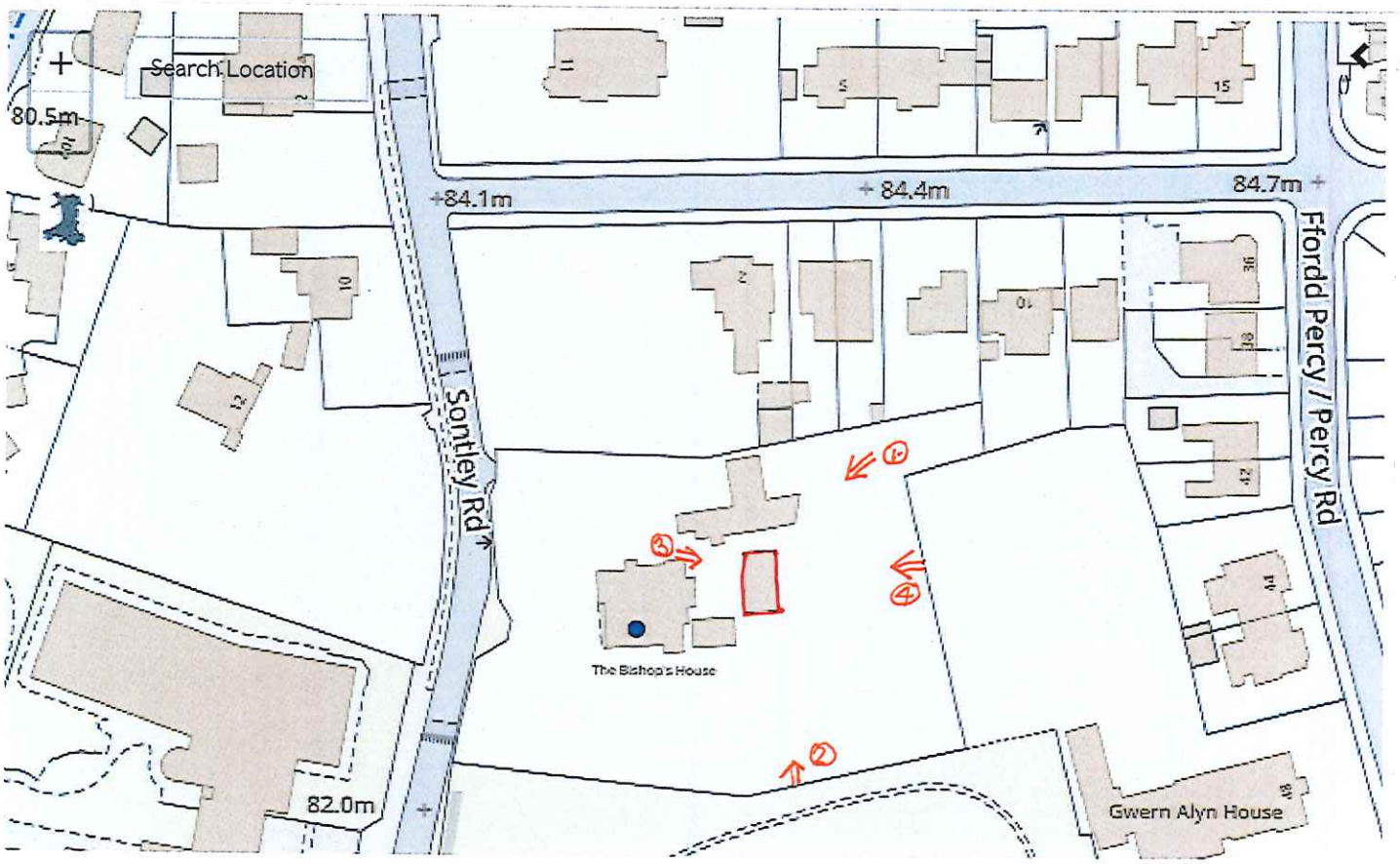
We've saved some files called cookies on your device. These cookies are:
- essential for the site to work
- to help improve our website by collecting and reporting information on how you use it

We would also like to save some cookies to help:
- improve our website by measuring website usage
- remember your settings

Accept cookies | Change cookie settings

Search Cadw records





(1)

From the north-east Ground level



(2)

From ground level the south boundary



(2)

Ground level from the South Boundary



(3)

From the west - N.E. Corner of house and entry parking area



Ground level from the East Boundary



Ground level from the East Boundary

Wiring Diagram.

Full Report for Listed Buildings

Cadw

Llywodraeth Cymru
Welsh Government

The list description is not intended to be a complete inventory of what is listed: it is principally intended to aid identification. By law, the definition of a listed building includes the entire building (i) and any structure or object that is fixed to the said building and ancillary to it and (ii) any other structure or object that forms part of the land and has done so since before 1 July 1948, and was within the curtilage of the building, and ancillary to it, on the date on which said building was first included in the list, or on 1 January 1969, whichever was later.

Summary Description

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1813		II	Designated	31/01/1994	31/01/1994

Name of Property	Address
The Bishops House	

Location

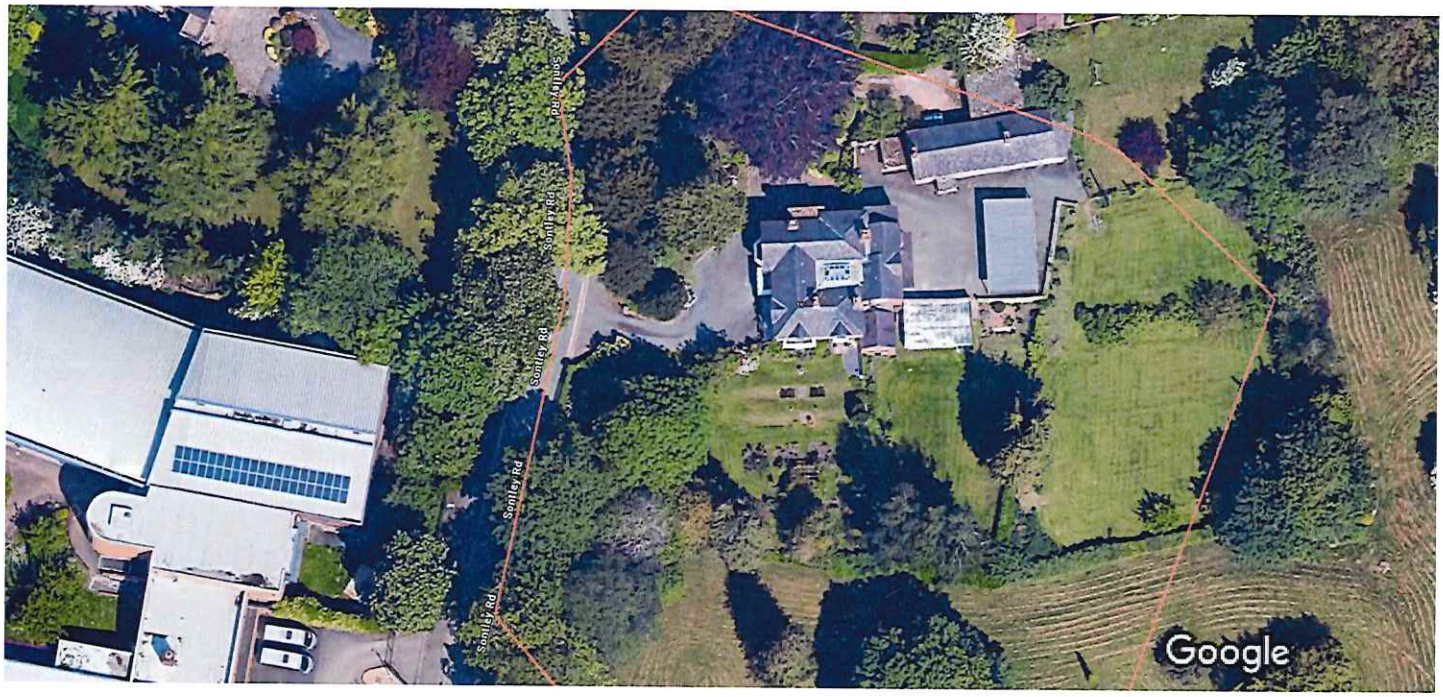
Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Offa			333340	349484

Street Side	Location
E	Set back from the road in grounds, adjacent to the junction with Belgrave Road.

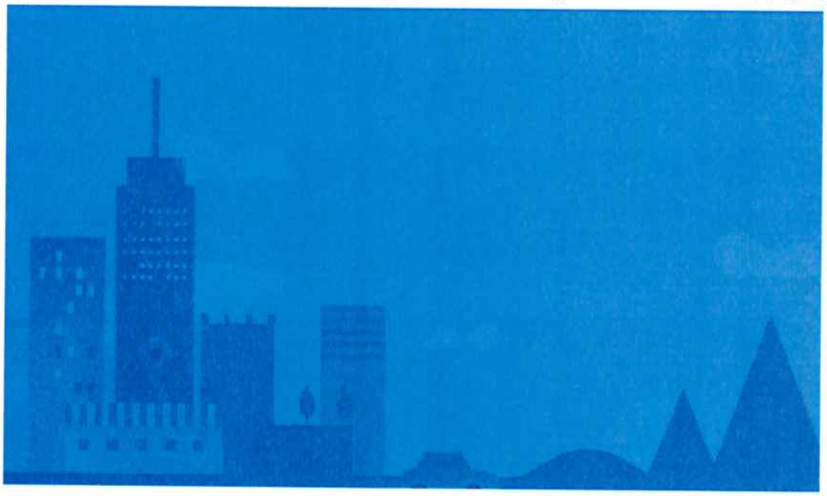
Description

Broad Class	Period
Domestic	

Google Maps LL13 7EW



Imagery ©2025 Bluesky, Infoterra Ltd & COWI A/S, Maxar Technologies, Map data ©2025 10 m



LL13 7EW

Sontley Rd

Wrexham

Postcode

Cloudy · 6°C
15:11

Directions Save Nearby View on phone Share

History

House, now the residence of the Roman Catholic Bishop of Wrexham. Built in 1865 to designs of J. R. Gummow for Thomas Williams, and formerly known as Plas Tirion.

Exterior

Brick with stone dressings and slate roof. 2 storeys, square in plan, with 3-window entrance range, and short service wing to rear. Anglo-Italian style. Central entrance, and advanced gable to the left. Stone porch with outer rusticated pilasters, coupled with panelled pilasters with foliate capitals. Modillion cornice to entablature which carries cast iron balcony rail. Round-arched entrance door within. Adjoining the porch, a canopy carried on ornate cast iron columns continues across the lower window of the right hand bay. Stone canted bay window in gable to left of entrance, with segmentally arched central light, and blind panels above transom of side lights. Upper windows renewed in round-arched openings set beneath steeply arched hood moulds. Cornice forms open pediment in left hand gable, and in smaller dormer gable to right. Garden front: 2 window range, with tripartite canted bay window with renewed French doors to left, and French doors also renewed in original opening to right. Stone swags and capitals to central pilasters of bay window, which has rusticated outer pilasters. Heavy stone brackets carry entablature which forms balconette with cast iron rail above right hand window. Upper windows both round arched, set beneath steep hood moulds. Double cornice as sill band to these upper windows, and deep bracketted cornice to projecting eaves. Central stack with moulded stone cap, the chimney on the right hand gable wall truncated.

Interior

The house retains its original plan, with central top-lit stair hall, separated from the entrance hall by a panelled archway. C18 style stair, with moulded tread ends and swept rail. Some original joinery, fire-place surrounds and plaster work also survive.

Reason for designation

Listed as a good example of the work of the local architect, J. R. Gummow.

Cyngor Bwrdeistref Sirol Wrecsam/ Wrexham County Borough Council
Neuadd y Dref, Wrecsam. LL11 1AY
Guildhall, Wrexham. LL11 1AY
www.wrecsam.gov.uk www.wrexham.gov.uk
Cyfnewid Testun/Text Relay: 18001

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Via Email: Rebecca Garratt
businessmanager@rcdwxm.org.uk

Eich Cyf/Your Ref	
Ein Cyf/Our ref	ENQ/2024/1161
Dyddiad/Date	20/01/2025
Gofynner am/Ask for	Tyler Fox
Rhif Cyswllt/Contact No	01978 298741
E-bost/E-mail	tyler.fox@wrexham.gov.uk

Dear Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PROPOSAL: INSTALLATION OF SOLAR PANELS TO CARPORT ROOF
LOCATION: BISHOPS HOUSE, 17 SONTLEY ROAD, WREXHAM, LL13 7EN

I refer to your enquiry for the above proposal.

I can confirm that I have assessed the information submitted by you and that I have determined in accordance with the above detailed legislation that a formal application for planning permission will be required.

Validation Requirements:

A formal planning application must to be accompanied by the following information in order to be validated:

- Completed Full Planning Application Form;
- Completed Listed Building Consent Form;
- Site location plan with the land subject to the application edged red 1:1250 / 1:2500 scale;
- Detailed existing and proposed site / block plan showing the Solar PV Panels and other buildings within the site curtilage. 1:200/1:500 scale;
- Planning application fee – Currently £230; and
- Heritage Impact Assessment (HIA). James Crawley.

Applications are encouraged to be submitted via the Planning Portal which can be accessed here: Login - Planning Applications Wales

Relevant Planning Policy and Guidance:

The following planning policies and supplementary planning guidance are applicable:

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.
We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

- Wrexham Local Development Plan Policies SP2, SP12, SP15, DM1 and RE2,
- Local Planning Guidance Note No. 4: Conservation Areas
- Local Planning Guidance Note No. 30: Design
- Local Planning Guidance Note No. 32: Biodiversity and Development

Case Officer Opinion

Based upon the information provided, I can confirm that the installation of Solar PV Panels would require planning permission due to the property being within the Fairy Road Conservation area and within the listed building curtilage. Both planning permission and listed building consent is therefore required. In light of the above as part of a future planning application I would advise consideration be given to the below comments.

Design & Visual Impact

The proposal is for solar panels to the rear car port located to the back of the Grade II Listed Building at Bishops House on Sontley Road, Wrexham.

From a design point of view we do not object to the principle of PV's on the car port roof, however, this would need to be fully detailed in any forthcoming applications. In addition to the standard information required for an application, we would specifically request the submission of following:

- A proportional HIA – confirming date of car port, and any contribution it makes to the significance of the adjacent listed buildings, it should also take into consideration the views of Bishops House and how the PV's would sit within these.

- Photographs of the existing car port, particularly ones which include views of the listed building behind to enable an appreciation of the space and assess the potential impact that any changes could have.

- Details of any additional works to integrate the array into the listed buildings i.e. new wiring, meter boxes, inverters, batteries etc.

We are supportive of the principle of improving the building's energy efficiency and resilience whilst also reducing reliance on fossil fuels.

Neighbouring Amenity
The proposal for the Solar Panels is unlikely to have an impact upon neighbouring properties from a privacy aspect or a daylight issue.

Parking
It is unclear what the current level of parking provision is at the property. However the plans submitted would not impact any parking provision, and therefore would not increase the parking demand on-site.

Ecology
It is necessary for any proposal to demonstrate Net Biodiversity Benefit measures and include a Green Infrastructure Statement. In this case it could include the planting of native species trees on-site, and or the incorporation of bat/bird features within or on the building such as bat access roof tiles or sparrow terraces. Details of such features should be shown on the proposed elevation drawings as part of any formal application.

Planning Process
I would suggest that in its current format, the proposal could be supported I would ask that consideration be given to all of the comments made above prior to the submission of a planning and listed building application.