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 Jason Pink

Reference P/2025/0016

Decision Date 05/03/2025

Town and Country Planning Act, 1990

Location of Application

CANAL HOUSE, FRONCYSYLLTE, LLANGOLLEN, LL20 7RB

Description of Application

AILOSODIAD FFENESTRI MEWN ARDAL CADWRAETH PONTCYSYLLTE

REPLACEMENT WINDOWS IN PONTCYSYLLTE CONSERVATION AREA

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise
TAN 12 : Design
TAN 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

BE1 - Pontcysyllte Aqueduct and Canal World Heritage Site
DM1 - Development Management Considerations
NE4 - Area of Outstanding Natural Beauty
SP13 - Health and Wellbeing
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP18 - Climate Change
SP2 - Location of Development

Revision	Date	Description of Decision
0	05/03/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Emailed Extra Information dated the 24/01/2025, 2) Accompanying Photos 1-4, 3) Location Plan dated 15/01/2025 TQRQM25015105437349, 4) Accompanying Application Form, 5) Accompanying Thermseal Windows Invoice and 6) Accompanying Window Spec Windows.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the email statement dated the 14/02/2025 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council