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 SHANE PEARSON

Reference P/2025/0035

Decision Date 15/04/2025

Town and Country Planning Act, 1990

Location of Application

PEAR TREE COTTAGE, 2 WYNNSTAY HALL ESTATE, RUABON, WREXHAM, LL14 6LA

Description of Application

NEWID FFENESTRI A DRYSAU PREN AM RAI UPVC/ REPLACEMENT OF WOODEN WINDOWS AND DOORS WITH UPVC

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:

SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP18 - Climate Change
SP2 - Location of Development

Particulars of decision : REFUSED

Reason(s)

1. The proposed works will have a detrimental impact upon the setting of a Listed Building and therefore conflicts with policy SP15 of the Wrexham Local Development Plan.

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Applicant MR SHANE PEARSON

Reference P/2025/0035

Decision Date 15/04/2025



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

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