Llywodraeth Cymru
Welsh Government

WREXHAM COUNTY BOROUGH COUNCIL
15 APR 2025
PLANNING DEPARTMENT

Householder Application for Planning Permission for works or extension to a dwelling and conservation area consent

Town and Country Planning Act 1990

The Historic Environment (Wales) Act 2023

If printed, please complete using BLOCK CAPITALS and BLACK ink.

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1. Applicant Name and Address

Title:	Mr	First name:	John		
Last name:	Faragher				
Company (optional):					
Unit:		House number:	2	House suffix:	
House name:					
Address 1:	Railway Terrace				
Address 2:	Ruabon				
Address 3:					
Town:	Wrexham				
County:					
Country:					
Postcode:	LL14 6DH				

2. Agent Name and Address

Title:		First name:			
Last name:					
Company (optional):					
Unit:		House number:		House suffix:	
House name:					
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Country:					
Postcode:					

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Mae'r ddogfen hon ar gael yn Gymraeg hefyd / This document is also available in Welsh
Rydym yn croesawu gohebiaeth a galwadau ffôn yn Gymraeg / We welcome correspondence and telephone calls in Welsh

3. Description of Proposed Works

Please describe the proposed works:

1- To replace existing single glazed, iron/steel framed windows on the house frontage with wood framed double glazed windows to a specification similar to what follows. Window frames will be constructed of dark red Meranti hardwood, VAC treated and base coated. The frames will be coated with a spray applied, 3 layer paint system in white under controlled factory conditions, helping to extend maintenance intervals to 5-7 years under typical conditions. All windows will have draught proof gaskets and fitted with stainless steel friction hinges and night vents, which are incorporated with black locking cockspur handles. The handles control an integral espagnolette locking system for enhanced security. Glass will be energy rated A with a U-Value of 1.4W/m2K. The double glazed units have a 26mm gap and are argon gas filled, with diamond glass/swisspacer edging and incorporate planitherm inner units.

Style of windows and door to be agreed with Planning and Conservation Officers

The purpose of the planned replacement is to improve the thermal efficiency of the house, stop or mitigate the formation of condensation within the the house and stop dust ingress into the house.

2 - To replace existing wooden front door with a composite door of the same style constructed to Harmonised Standard BS EN-14351-1:2006+A2:2016.

The purpose of the planned replacement is to improve the thermal efficiency of the house, stop draughts, dust and damp entering the house.

Has the work already started? Yes ☐ No ☑

If Yes, please state when the work was started (DD/MM/YYYY):
(Date must be pre-application submission)

Has the work already been completed? Yes ☐ No ☑

If Yes, please state when the work was completed (DD/MM/YYYY):
(Date must be pre-application submission)

4. Site Details

Please provide the full postal address of the application site.

Unit:		House number:	2	House suffix:	

House name:	
Address 1:	Railway Terrace
Address 2:	Ruabon
Address 3:	
Town:	Wrexham
County:	
Postcode: (optional)	LL14 6DH

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site – for example "field to the North of the Post Office".

Easting:		Northing:	

Description:

5. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application? Yes ✓ No ☐

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently.)

Please tick if the full contact details are not known, and then complete as much as possible: ✓

Officer name: Lauren Rolandson

Reference: none

Date (DD/MM/YYYY): (must be pre-application submission) 10/04/2025

Details of the pre-application advice received:

General discussion on the reasons I want for replacing the windows and door. Encouraged to submit this application.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway? Yes ☐ No ☑

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? Yes ☐ No ☑

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

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7. Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building? Yes ☐ No ☑

(ii) alterations or enlargement to your roof? Yes ☐ No ☑

(iii) the loss of any trees or hedges? Yes ☐ No ☑

If you have answered YES to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further.

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8. Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal? Yes ☐ No ☑

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required. All tree surveys should accord with BS5837.

9. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? Yes ☐ No ☑

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number

10. Authority Employee/Member

With respect to the Authority, I am:

a) a member of staff; b) an elected member;

c) related to a member of staff; d) related to an elected member.

Do any of these statements apply to you? Yes ☐ No ☑

If Yes, please provide details of the name, relationship and role:

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes ✓ No

If Yes, please provide details:

I have spoken to my neighbours on Railway Terrace.

12. Parking

Will the proposed works affect existing car parking arrangements? Yes No ✓

If Yes, please provide details:

13. Explanation For Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and or structure(s)?

not applicable

14. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

Certificate of Ownership – Certificate A
Certificate under Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed – Applicant: [redacted]

Or signed – Agent:

Date (DD/MM/YYYY): 14/04/2025

Certificate of Ownership – Certificate B
Certificate under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

Certificate of Ownership – Certificate C
Certificate under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it , but I have/the applicant has been unable to do so.

The steps taken were:

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the locality of the land or building to which the application relates):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:	
Or signed – Agent:	
Date (DD/MM/YYYY):	

14. Ownership Certificates (continued)

Certificate of Ownership – Certificate D
Certificate under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

I certify/The applicant certifies that:

- Certificate A, B or C cannot be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the locality of the land or building to which the application relates):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:	
Or signed – Agent:	
Date (DD/MM/YYYY):	

15. Agricultural Holdings

Agricultural Holding Certificate
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration – You Must Complete Either A or B.

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed – Applicant: [redacted]

Or signed – Agent:

Date (DD/MM/YYYY): 14/04/2025

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

16. Planning Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Applications for planning permission in Wales must be accompanied by certain additional supporting documents if they exceed certain thresholds. For detailed information please refer to Welsh Government Circular WGC 002/2012. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form.	✓
The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North.	
The original and 3 copies of a completed Heritage Impact Statement.	
The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application.	
The original and 3 copies of a design and access statement where proposed works fall within a World Heritage Site.	
The correct fee.	
The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D – as applicable).	✓
The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings).	✓

17. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed – Applicant:	[redacted]
Or signed – Agent:	
Date (DD/MM/YYYY): (date cannot be pre-application)	14/04/2025

18. Applicant Contact Details

Telephone numbers:

Country code:	National number:	Extension number:
44	[redacted]	

Country code:	Mobile number (optional):
44	[redacted]

Email address (optional):

[redacted]

19. Agent Contact Details

Telephone numbers:

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Email address (optional):

20. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes ✓ No ☐

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (*Please select only one*)

Agent ☐ Applicant ✓ Other (if different from the agent/applicant's details) ☐

If Other has been selected, please provide:

Contact name:	Telephone number:
John Faragher	[redacted]

Email address:

[redacted]