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 Adrian Lines

Reference P/2025/0198

Decision Date 06/05/2025

Town and Country Planning Act, 1990

Location of Application

THE NOOK, CHURCH STREET, RUABON, WREXHAM, LL14 6DS

Description of Application

FFENESTRI NEWYDD, GOSOD PWYNT GWEFRU CEIR A GOSOD DREIF NEWYDD YN ARDAL GADWRAETH RHIWABON

REPLACEMENT WINDOWS, INSTALLATION OF CAR CHARGING POINT AND REPLACEMENT DRIVEWAY WITHIN RUABON CONSERVATION AREA

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
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP2 - Location of Development

Revision	Date	Description of Decision
0	06/05/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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

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Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Existing and Proposed Plans dated 14th March 2025, Proposed Windows 14th March 2025, Supporting information 14th March 2025

2. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on email dated 6/5/2025 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. The external surfaces of the building(s) shall be constructed of the materials specified on Existing and Proposed Plans dated 14th March 2025, Proposed Windows 14th March 2025, Supporting information 14th March 2025

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

Reason(s)

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

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

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

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

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

Applicant Mr Adrian Lines

Reference P/2025/0198

Decision Date 06/05/2025



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