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 John Craig

Reference P/2025/0124

Agent Mr Spencer Cullis
25 Sunningdale Close,
Wrexham, United
Kingdom, LL13 9QU

Date Received 11/02/2025

Decision Date 07/07/2025

Historic Environment (Wales) Act 2023

Location of Application

THE COMMERCIAL, 11 COLLEGE STREET, WREXHAM, LL13 8LU

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER NEWIDIADAU ALLANOL I'R GWEDD OCHR A'R YSTLYSLUNIAU GAN GYNNWYS FFENESTRI NEWYDD

LISTED BUILDING CONSENT FOR EXTERNAL ALTERATIONS TO REAR AND SIDE ELEVATIONS INCLUDING REPLACEMENT WINDOWS

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

Development Plan Policies:

EC7 - Conservation Areas
EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	07/07/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.

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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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Location Plan PD309/01, Proposed Floor Plan Window Details & Site Plan PD309/04, Proposed Elevations PD309/03 Rev A, YourSASHWINDOWS Ltd Cutting List Diagrams Job no. QU-6178 and QU-6220/36/20, Heritage Impact Assessment dated February 2025 and Design and Access Statement dated February 2025.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown within the Green Infrastructure Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

Reason(s)

1. To comply with Section 98 of the Historic Environment (Wales) Act 2023.

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

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