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 DARREN EVANS AND CHRIS TYE

Reference P/2024/1570

Decision Date 08/07/2025

Town and Country Planning Act, 1990

Location of Application

38 RUABON ROAD, WREXHAM, LL13 7PH

Description of Application

GOSOD FFENESTRI NEWYDD O FEWN ARDAL GADWRAETH FAIRY ROAD

REPLACEMENT WINDOWS WITHIN FAIRY ROAD CONSERVATION AREA

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

Development Plan Policies:

EC7 - Conservation Areas
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development
EC7 - Conservation Areas
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	08/07/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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

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 DARREN EVANS AND CHRIS TYE

Reference P/2024/1570

Decision Date 08/07/2025

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): #00941494-9B183C, Window confirmation 17th Feb 2025

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on email dated 8th July 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

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