

In pursuance of its powers under the Acts and 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	MS J HUGHES	Code No	COE P/2023/0163
Agent	ROGER PARRY & PARTNERS LLP MR RICHARD CORBETT THE ESTATE OFFICE 20 SALOP ROAD OSWESTRY SHROPSHIRE SY11 2NU	Date Received	13/03/2023
		Decision Date	31/10/2023

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

17, RHOSBERSE ROAD, COEDPOETH, WREXHAM, LL11 3BT

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER NEWIDIADAU I WAL FFIN /
LISTED BUILDING CONSENT FOR ALTERATIONS TO BOUNDARY WALL

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC9 Listed buildings of special architectural or historic interest

Revision	Date	Description of Decision
0	31/10/2023	Listed Building Consent issued

Particulars of decision that Listed Building Consent be 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.
2. The works granted consent shall only be carried out in strict accordance with the details shown on the approved document referenced Heritage Impact Assessment Version 1.0, Dated February 2023, by Roger Parry & Partners LLP, and approved drawings referenced 75860/RJC/003 and 75860/RJC/104, and as contained within the application documentation.
3. Prior to commencement of the works to the wall, details of the proposed stone cock and hen coping stones and the stone returns to the widened opening, shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

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4. Prior to the commencement of works to the wall, a stone and mortar material sample panel shall be prepared on site for the written approval of the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To enable the control of matters not detailed in the application in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To ensure a satisfactory standard of appearance of the works in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Due to the proximity of the site to watercourse, all works at the site must be carried out in accordance with the Guidance for Pollution Prevention (GPP) documents | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm