

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	MRS SARAH DEROSA	Code Number	WRR P/2024/0062
Agent	CARL HUGHES HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	12/01/2024
		Decision Date	11/03/2024

Town and Country Planning Act, 1990

Location of application

TY CAER, CHESTER STREET, WREXHAM, LL13 8BD

Description of application

GOSOD FFENESTRI NEWYDD MEWN ARDAL GADWRAETH /
REPLACEMENT OF WINDOWS IN A CONSERVATION AREA

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

DM1	Development Management Considerations
R3	Primary Shopping Streets
SP12	Design Principles & Masterplanning Framework
SP15	Historic and Cultural Environment
SP2	Location of Development
TAN 24	The Historic Environment

Revision	Date	Description of Decision
0	11/03/2024	Planning permission issued

Particulars of decision that permission be 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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered HS/PD/01, HS/PD/03, HS/PD/04, the email from Mike Derosa dated 08/03/2024 and as contained within the application documentation.

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.



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.