

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	MR ALAN HODGSON	Code No	CHI P/2023/0344
Agent	ANNE NETHERWOOD CHARTERED ARCHITECT MRS ANNE NETHERWOOD 11 COTTAGE FIELDS ST MARTINS OSWESTRY SY11 3EJ	Date Received	15/05/2023
		Decision Date	30/08/2023

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

AROSFA, FRON ISAF, CHIRK, WREXHAM, LL14 5AH

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER ADDASIADAU ALLANOL A MEWNOL (OL-WEITHREDOL) / LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS (IN RETROSPECT)

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

EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest

Revision	Date	Description of Decision
0	30/08/2023	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. Within 12 weeks of the date of this decision a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped shall be submitted to, and approved in writing by, the Local Planning Authority. The measures as are approved shall thereafter be implemented in all respects and maintained for the lifetime of the development.
3. The works granted consent shall only be carried out in strict accordance with the details contained within the Heritage Impact Statement dated May 2023, and as contained within the application documentation.

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Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

Note(s) to applicant

The Applicant is advise to contact the Local Planning Authority prior to any further works being carried out to the building, particularly in reference to any potential alterations / replacement of windows or new paintwork / render / mortar / pointing.



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