

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 RUTH
EDWARDS

Reference P/2023/0635

Decision Date 27/08/2025

Town and Country Planning Act, 1990

Location of Application

9 HIGH STREET RUABON WREXHAM LL14 6NH

Description of Application

NEWID FFENESTR A DRWS AR FLAEN SIOP (ÔL-WEITHREDOL)

REPLACEMENT WINDOW AND DOOR TO SHOP FRONT (IN RETROSPECT)

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

Development Plan Policies:

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

Revision	Date	Description of Decision
0	27/08/2025	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.

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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):
 - Amended Elevation Drawings (Drawing No. E092/003) Rev E (25/07/25)
 - Window Specification (28/07/25).
 - Planning: Site & Location (Drawing No. E092/004) (February 2024).
3. Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992 (or any Order revoking and re-enacting that Order with or without modification) no advertisement shall be displayed on the premises or within the site other than those hereby approved or previously given consent

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 minimise clutter and to avoid excessive display to the detriment of the visual amenities of the area.



David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)