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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr Richard Nicholas

Agent Mr Craig Baugh
41 Foster Road,
Wrexham, United
Kingdom, LL11 2LT

Reference P/2025/0671

Date Received 26/08/2025

Decision Date 22/09/2025

Town and Country Planning Act, 1990
Town and Country Planning (General Permitted Development) Order 1995
Schedule 2 Part 31

Notification of Intended Demolition

Location of Application

BRYN ERDDIG, ERDDIG ROAD, WREXHAM, LL13 7DS

Description of Application

HYSBYSIAD CYN DYMCHWEL ADEILADAU

PRIOR NOTIFICATION FOR DEMOLITION OF BUILDINGS

Wrexham County Borough Council hereby determines that prior approval is not required for the above mentioned development. The development shall take place in strict accordance with the following condition(s).
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 following plan(s) and document(s):
   - Location Plan (Drawing number: 923/L(-)01 (20/12/24).
   - Preliminary Ecological Appraisal and Roost Management (26/08/25).
   - Structural Survey (26/08/25).
   - Proposed Block Plan (Drawing number: 923/L(2)01) (26/08/25).
   - Demolition Method Statement 923/DMS (18/09/25).
   - Bat Report (12/08/25).
   - Arboricultural Survey (29/11/24).

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Note(s) to applicant

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

Ian Jones
Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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