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 Miss Rebecca Parkes

Reference P/2025/0657

Decision Date 11/11/2025

Town and Country Planning Act, 1990

Location of Application

THE POPLARS, STATION AVENUE, CHIRK, WREXHAM, LL14 5LU

Description of Application

GOSOD UN FFENESTR GADWRAETH FELWCS I'R TO YNG NGHEFN YR EIDDO YN ARDAL GADWRAETH Y WAUN

INSTALLATION OF ONE VELUX CONSERVATION WINDOW TO ROOF TO REAR OF PROPERTY IN CHIRK CONSERVATION AREA

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

Development Plan Policies:

EC7 - Conservation Areas
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	11/11/2025	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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Applicant Miss Rebecca Parkes

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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): 1) Accompanying Elevation Plans, 2) Accompanying Window Position Photo, 3) Window Detail Plan - 1893EN3, 4) Accompanying Location Plan, 5) Accompanying Velux Window Supporting Information and 6) Accompanying Application Form.

3. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

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.

3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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