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 Marie Gibson

Reference P/2025/0849

Decision Date 07/01/2026

Town and Country Planning Act, 1990

Location of Application

BRADBURY HOUSE, 23 SALISBURY ROAD, WREXHAM, LL13 7AS

Description of Application

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ERECTION OF REPLACEMENT FENCING AND GATES

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

Development Plan Policies:

EC7 - Conservation Areas
EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	07/01/2026	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): 1) Accompanying Location Plan - dated 14th November, 2) Accompanying Proposed & Existing Elevations & Specifications for Fencing, 3) Accompanying Application Form and 4) Accompanying General Arrangement Plan - Fencing Replacement.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying email contents dated the 18th December have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The retention and addition of suitable planting along the length of the new fence.

5. The removal of the fencing immediately in front of the building should it no longer be required.

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.

4. To protect the impact of this development on the Character and Appearance of this Listed Building and Conservation Area in accordance with policies EC7 and EC9 of the Wrexham UDP.

5. To protect the impact of this development on the Character and Appearance of this Listed Building and Conservation Area in accordance with policies EC7 and EC9 of the Wrexham UDP.

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Applicant Miss Marie Gibson

Reference P/2025/0849

Decision Date 07/01/2026

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