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 N Jackson

Agent Mr Robert Adam Lloyd
The Gallery, Park
Road, Ruthin, Ruthin,
Wales, LL15 1NB

Reference P/2026/0007

Date Received 05/01/2026

Decision Date 27/02/2026

Town and Country Planning Act, 1990

Location of Application

ROSE COTTAGE, WREXHAM ROAD, HOLT, WREXHAM, LL13 9YU

Description of Application

NEWIDIADAU I'R WEDD FLAEN GAN GYNNWYS AIL-RENDRO AC AIL-FODELU GAREJ PRESENNOL AC YSTAFELL GYFLEUSTODAU/SGIDIAU

ALTERATIONS TO FRONT ELEVATION INCLUDING RE-RENDER AND REPLACEMENT WINDOWS/DOORS AND RE-MODEL OF EXISTING GARAGE AND UTILITY/BOOT ROOM

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
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	27/02/2026	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.

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

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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) Proposed Elevations - PL04 - Rev C, 2) Accompanying Application Form, 3) Proposed Site Plan - PL01 - Rev C, 4) Proposed Elevations - PL03 - Rev C, 5) Location Plan - EX01 - Rev A and 6) Proposed Floorplans - PL02 - Rev C.

3. No works shall commence until drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors have been submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills, heads etc. The works shall only be carried out in strict accordance with such details as are approved.

4. No works shall commence until plans fully detailing all new or replacement external finishes, materials and coverings, including colour choices and material types where applicable have been submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved.

5. 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.

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

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Applicant Mr N Jackson

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2. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

3. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 and Policy EC7 of the Wrexham Unitary Development Plan.

4. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 and Policy EC7 of the Wrexham Unitary Development Plan.

5. 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