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 Alec Ross

Agent Alec Ross
6 Larton Farm Close,
Wirral, Wirral, United
Kingdom, CH48 9YH

Reference P/2026/0187

Date Received 23/03/2026

Decision Date 05/05/2026

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

LAND AT DENNIS RUABON LTD, HAFOD, RUABON, WREXHAM, LL14 6ET

Description of Application

HYSBYSIAD CYN DYMCHWEL ADEILADAU / PRIOR NOTIFICATION FOR DEMOLITION OF BUILDINGS

Decision

Your notification of intended demolition dated 08/04/2026 has been considered and the Wrexham County Borough Council considers that prior approval will be required for the proposed method of demolition and proposed restoration of the site.

Reason

No recent information has been submitted regarding the impact of the proposed demolition on the European Protected Species of Great Crested Newts, bats and nesting birds, contrary to policies GDP1 and EC6 of the Wrexham Unitary Development Plan**. Prior approval is therefore required.**

The Council is required to give you a full determination by 03/06/2026 and you should wait for me to contact you again before that date. If you have not heard from me by that date (and have not agreed an extension of time for the decision) you have a right of appeal to the National Assembly for Wales under Section 78 (1)(c) of the Town and Country Planning Act 1990. You should appeal within 6 months and you should use the form which you can get from the Planning and Environment Decisions Wales (PEDW), which is obtainable form their website - Planning and Environment Decisions Wales | GOV.WALES

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You are reminded that no demolition works shall take place unless prior approval has been obtained in writing.

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