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 Stephen Ridge

Reference P/2026/0177

Decision Date 27/05/2026

Town and Country Planning Act, 1990

Location of Application

8 DISPENSARY ROW, WREXHAM ROAD, OVERTON, WREXHAM, LL13 0DU

Description of Application

GOSOD FFENESTRI NEWYDD YN Y BLAEN A'R YSTLYSLUN / INSTALLATION OF REPLACEMENT WINDOWS TO FRONT AND SIDE ELEVATIONS

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

Development Plan Policies:

EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP 1- Development Objectives

Revision	Date	Description of Decision
0	27/05/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Front & Side Elevations
Window Specifications

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3. The external surfaces of the building(s) shall be constructed of the materials specified on Front & Side Elevations and Window Specifications

4. Prior to the installation of the windows details of the steps taken in terms of Net Biodiversity Benefit and Green Infrastructure will be submitted to the Local Planning Authority.

Reason(s)

1. To comply with Section 98 of the Historic Environment (Wales) Act 2023.

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

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. 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