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 Dawn Roberts-McCabe

Agent Mis Alice Jones
Studio 16, Technology Park, Croesnewydd Road, Wrexham, United Kingdom, LL13 7YP

Reference P/2026/0113

Date Received 26/02/2026

Decision Date 10/06/2026

Town and Country Planning Act, 1990

Location of Application

21 EGERTON STREET, WREXHAM, LL11 1ND

Description of Application

DYMCHWEL YR ESTYNIAD UNLLAWR PRESENNOL A CHODI ESTYNIAD CEFN DEULAWR, CODI ATRIWM GWYDR A GOSOD LIFFT, GORCHUDDION TO GWASTAD A GOLEUADAU TO CROMENNOG NEWYDD, GOSOD PANELI SOLAR FFOTOFOLTÄIG A PHWMP GWRES FFYNHONNELL AER A THROI'R MAES PARCIO PRESENNOL YN IARD

DEMOLITION OF THE EXISTING SINGLE STOREY EXTENSION AND ERECTION OF TWO STOREY REAR EXTENSION, ERECTION OF GLAZED ATRIUM AND INSTALLATION OF LIFT, REPLACEMENT FLAT ROOF COVERINGS AND DOMED ROOFLIGHTS, INSTALLATION OF PV SOLAR PANELS AND AN AIR SOURCE HEAT PUMP AND CONVERSION OF EXISTING CAR PARK TO COURTYARD

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

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS12 - Renewable Energy
PS2 - Broad Location of Development
PS4 - Broad Location of Development
PS8 - Transport

Revision	Date	Description of Decision
0	10/06/2026	Planning permission issued

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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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
• Location Plan dated 26-Feb-2026
• Proposed Site Plan AES-LAW-X-X-DR A-069001 P03
• Proposed Basement Floor Plan AES-LAW-X-B01-DR-A-061001 P02
• Proposed Ground Floor Plan AES-LAW-X-G00-DR-A-061002 P05
• Proposed First Floor Plan AES-LAW-X-U01-DR-A-061003 P04
• Proposed Second Floor Plan AES-LAW-X-U02-DR-A-061004 P03
• Proposed Roof Plan AES-LAW-X-R01-DR-A-061005 P04
• Proposed Elevations AES-LAW-X-X-DR-A-062001 P03
• 3D Sketches AES-LAW-X-X-DR A-090015 P03
• Site Demolition Plan AES-LAW-X-X-DR A-049001 P02
• Basement Demolition Plan AES-LAW-X-B01-DR-A-041001 P01
• Ground Floor Demolition Plan AES-LAW-X-G00-DR-A-041002 P02
• First Floor Demolition Plan AES-LAW-X-U01-DR-A-041003 P02
• Roof Demolition Plan AES-LAW-X-R01-DR-A-041004 P02
• Proposed Biodiversity Enhancements AES-LAW-X-X-DR-A-900101 P00
• Preliminary Roost Assessment, GI statement and Enhancement Plan Ref: EE.5239.25.LP
• Design & Access Statement P00 February 2026
• Acoustics Report Ref: 5371R01SWMW
• Air Source Heat Pump CAHV-R450YA-HPB Project Ref: LHHW heating system

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3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Biodiversity Enhancements AES-LAW-X-X-DR-A-900101 P00 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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 integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

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https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

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To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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