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 Ian Harding

Reference P/2025/0653

Agent Mr Neil Foxall
c/o Unit 55 Ffordd
William Morgan, St
Asaph Business Park,
St Asaph, United
Kingdom, LL17 0JG

Date Received 20/08/2025

Decision Date 08/07/2026

Town and Country Planning Act, 1990

Location of Application

4 REGENT STREET, WREXHAM, LL11 1SA

Description of Application

CADW 3 CHAEAD RHOLIO ALLANOL, DIWYGIADAU I FLAEN Y SIOP GAN GYNNWYS FFENESTRI NEWYDD, DRYSAU A GWAREDU HEN FYNEDFA'R SIOP

RETENTION OF 3 NO EXTERNAL ROLLER SHUTTERS, AMENDMENTS TO SHOP FRONT INCLUDING NEW WINDOWS, DOORS AND REMOVAL OF PREVIOUS SHOP ENTRANCE

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

Development Plan Policies:

EC6 - Biodiversity Conservation
EC7 - Conservation Areas
GDP 1- Development Objectives

Particulars of decision : REFUSED

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Reason(s)

1. The development will have a detrimental impact upon, and fails to preserve the character and appearance of, the Town Centre Conservation Area and therefore conflicts with policies EC7 and GDP1 of the Wrexham Unitary Development Plan, and the advice contained within Local Planning Guidance Note No. 12 'Shopfront Design and Security' (2011) and the adopted Conservation Area Assessment and Management Plan.

Ian Jones

Prif Swyddog, Economi a Chynllunio
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