

**Applicant** MR DAN GILLON

**Reference** P/2024/0104

**Agent** PEGASUS GROUP  
MISS NIAMH LYON  
4 ST PAULS SQUARE  
LIVERPOOL L3 9SJ

**Date Received** 01/02/2024

**Decision Date** 19/08/2024

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**Planning (Listed Buildings and Conservation Areas) Act, 1990**

**Location of Application**

THE OLD REGISTRY, 23 CHESTER STREET, WREXHAM, LL13 8BG

**Description of Application**

NEWID DEFNYDD ADEILAD O DDOSBARTH B1 (SWYDDFA) I C1 (GWESTY FFLATIAU) YN CYNNWYS ESTYNIAD I'R TO  
CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICE) TO C1  
(APARTHOTEL) INCLUDING ROOF EXTENSION

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

**National Policies and Technical Advice Notes (TAN):**

TAN 24 : The Historic Environment

**Wrexham Local Development 2013 – 2028:**

SP15 - Historic and Cultural Environment

| Revision | Date       | Description of Decision                                |
|----------|------------|--------------------------------------------------------|
| 0        | 19/08/2024 | Planning permission issued                             |
| 1        | 24/10/2025 | Approval of condition 5 (ventilation) ref: P/2025/0495 |
| 2        | 08/07/2026 | Approval of conditions 3 and 4 ref: P/2026/0103        |

**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 and 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):  
268 -03 -04-004, 1268 -03 -04-003, 1268-03-03-006, 1268-03-03-005, 1268-03-03-004, 1268-03-03-018, 1268 -02 -05-002, 1268 -02 -05-001, 1268-02-35-003, 1268-02-35-002, 1268-02-35-001, 1268-02-31-001, 1268-02-04-005, 1268-02-03-009, 1268-02-03-008, 1268-02-03-007, 1268 -02 -04-002, 1268 -02 -04-001, 1268-02-03-003, 1268 -02 -03-002, 1268 -02 -03-001 and 1268-03-32-006
3. Prior to their installation, full details of the proposed secondary glazing units shall be submitted to and approved in writing by the Local Planning Authority. Secondary glazing shall only be installed in accordance with the approved details.

**Approval ref:** P/2026/0103

**Approved by:** Wrexham County Borough Council

**Approved detail:** Second Floor - EW-018A - Photograph

- Floor - EW-001D - Photograph
- First Floor - EW-001C - Photograph
- Second Floor - EW-018B - Photograph
- Ground Floor - EW-004A, EW-005 & EW-004B - Photograph
- Second Floor window plan 1268-03-31-007 Rev C
- First floor window plan 1268-03-31-006 Rev C
- Ground floor window plan 1268-03-31-005 Rev C
- Left & Right Side Elevation - Proposed - 1268 -03 -04-004 RevB
- Front & Rear Elevation - Proposed - 1268 -03 -04-003 RevB
- Location Plan

**Approved date:** 08/07/2026

4. Prior to application, full details of the exterior cleaning and painting, including type, texture and colour shall be submitted to and approved in writing by the Local Planning Authority. External cleaning and paint works shall be undertaken in accordance with the approved details.

**Approval ref:** P/2026/0103

**Approved by:** Wrexham County Borough Council

**Approved detail:** Second Floor - EW-018A - Photograph

- Floor - EW-001D - Photograph
- First Floor - EW-001C - Photograph
- Second Floor - EW-018B - Photograph
- Ground Floor - EW-004A, EW-005 & EW-004B - Photograph
- Second Floor window plan 1268-03-31-007 Rev C
- First floor window plan 1268-03-31-006 Rev C
- Ground floor window plan 1268-03-31-005 Rev C
- Left & Right Side Elevation - Proposed - 1268 -03 -04-004 RevB

- Front & Rear Elevation - Proposed - 1268 -03 -04-003 RevB
- Location Plan

**Approved date:** 08/07/2026

5. Prior to installation, full details of proposed vent routes and exits shall be submitted to and approved in writing by the Local Planning Authority. Works to the building shall thereafter take place in accordance with the approved details.

**Approval ref:** P/2025/0492

**Approved by:** Wrexham County Borough Council

**Approved detail:**

- GF Ceiling plan – dwg no. 1268-03-35-001 Rev D
- Ceiling details – dwg no. 1268-03-35-001 Rev D
- SF Ceiling Plan dwg no. 1268-03-35-003 Rev D
- FF Ceiling Plan dwg no. 1268-03-35-002 Rev D
- Front and rear elevations dwg no 1268 -03 -04-003 Rev B
- Proposed drainage layout Basement Drawing No 1125-AVA-ZZ-B1-DR-M-400
- Proposed drainage layout GF Drawing No A1 1125-AVA-ZZ-00-DR-M-400 Rev P4
- Proposed drainage layout FF Drawing No 1125-AVA-ZZ-01-DR-M-400 Rev P4
- Proposed drainage layout SF Drawing No 1125-AVA-ZZ-02-DR-M-400 Rev P4
- Proposed ventilation GF Layout dwg no 1125-AVA-ZZ-00-DR-M-500 Rev P3
- Proposed ventilation layout SF dwg no 1125-AVA-ZZ-02-DR-M-500 Rev P3
- Proposed ventilation layout FF dwg no 1123-AVA-ZZ-01-DR-M-500 Rev P3
- Ceiling Section JJ dwg no. 1268-03-35-006 Rev C
- Ceiling Section HH dwg no. 1268-03-35-004 Rev C
- Ceiling Section KK dwg no. 1268-03-35-007 Rev C
- Ceiling Section II dwg no. 1268-03-35-005 Rev C

**Approved date:** 24/10/25

### Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

In pursuance of its powers under the Acts and 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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- 3 In the interests of preserving the historic character of the Listed Building in accordance with Policy SP15 of the Wrexham Local Development Plan.
- 4 In the interest of preserving the fabric of the Listed Building in accordance with Policy SP15 of the Wrexham Local Development Plan.
- 5 In the interests of preserving the fabric of the Listed Building in accordance with Policy SP15 of the Wrexham Local Development Plan.

**David Fitzsimon**

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam  
Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)