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 Gareth Davies

Agent JPH Architects Ltd
Robert Blount
8 Brighton road, Rhyl,
GB, LL18 3HD

Reference P/2026/0264

Date Received 23/04/2026

Decision Date 09/07/2026

Town and Country Planning Act, 1990

Location of Application

NEWTON LODGE, FAIRY ROAD, WREXHAM, LL13 7PR

Description of Application

GOSOD FFENESTRI NEWYDD

INSTALLATION OF REPLACEMENT WINDOWS

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

Development Plan Policies:

EC7 - Conservation Areas
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	09/07/2026	Planning permission issued

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.

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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): 1) Accompanying Application Form, 2) Accompanying Location Plan - dated 23 April 2026, 3) Window Schedule Plans - 1-5 Newton Lodge, 6-11 Newton Lodge & 12-29 Newton Lodge - 2607-JPH-XX-00-DR-A-3012/3013 - dated 01.07.26 and 4) Existing and Proposed Building Plans - 1-5 Newton Lodge, 6-11 Newton Lodge & 12-29 Newton Lodge - 2607-JPH-XX-00-DR-A-2001/2101 - dated 01.07.26.

3. The development hereby permitted shall not be completed until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying Green Infrastructure Statement and Net Biodiversity Benefit Form - dated 29.06.2026 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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.

Ian Jones

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council