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 and Mrs Belshaw

Agent Mr Scott Desert
68 High Street,
Tarporley, United
Kingdom, CW6 0AT

Reference P/2025/0889

Date Received 21/11/2025

Decision Date 16/07/2026

Town and Country Planning Act, 1990

Location of Application

ROSSDENE, CASTLE STREET, HOLT, WREXHAM, LL13 9YW

Description of Application

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PROPOSED REPLACEMENT DOORS AND WINDOWS AND REPLACEMENT FLAT ROOF WITH INSERTION OF ROOFLIGHT

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	16/07/2026	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.

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

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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) Proposed Elevations Plan - 25081-PL-110 Rev G - dated 10.07.26, 2) Replacement Window Plans - 34842 - dated 01.07.26, 3) Replacement Windows Section Plan, 4) Proposed Ground Floor Plan and Accompanying Site Plan - 25081-PL-101 Rev B - dated 05.01.26, 5) Accompanying Application Form and 6) Accompanying Location Plan - dated 21st Oct 2025.

3. The development hereby permitted shall not be considered completed until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying Green Infrastructure Statement and Net biodiversity Benefit form - dated 10.07.26 and Proposed Elevations Plan - 25081-PL-110 Rev G - dated 10.07.26 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The replacement windows on the front elevation will be of timber construction and are to be painted as described in the approved plans.

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. In accordance with the appearance and character within this Conservation Area setting and Policy EC7 of the UDP.

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

Applicant Mr and Mrs Belshaw

Agent Mr Scott Desert
68 High Street,
Tarporley, United
Kingdom, CW6 0AT

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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