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 L Kershaw

Reference P/2026/0340

Agent Peter Miller
23 Fir Tree Avenue,
Chester, GB, CH4
7QY

Date Received 02/06/2026

Decision Date 04/08/2026

Town and Country Planning Act, 1990

Location of Application

6 TEMPLE ROW, WREXHAM, LL13 8LY

Description of Application

NEWID DEFNYDD YR ADEILAD O DDOSBARTH B1 (SWYDDFA) I SALON HARDDWCH AC YSTAFELL HYFFORDDI GYSYLLTIEDIG

CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICE) TO BEAUTY SALON AND ASSOCIATED TRAINING ROOM

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

Development Plan Policies:

EC7 - Conservation Areas
EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport

Revision	Date	Description of Decision
0	04/08/2026	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 Location Plan - dated 27th May 2026, 2) Accompanying Application Form and 3) Proposed Floor Plan - TRW 003 - dated 27.05.2026.

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

4. Off-street provision will be made for the storage of Refuse Bins and Recycling Containers, and these containers should only be left on the adjacent street on the day of collection and removed and returned to the off-street storage location the same day.

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 this visual appearance of this wider setting in accordance with Policy EC7 and EC9 of the UDP.

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