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 Samuel Kelly

Reference P/2026/0419

Decision Date 11/08/2026

Historic Environment (Wales) Act 2023

Location of Application

25-28 HIGH STREET, WREXHAM, LL13 8HY

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER ADDASIADAU ALLANOL A MEWNOL

LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS

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

Development Plan Policies:

EC7 - Conservation Areas
EC8 - 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

Revision	Date	Description of Decision
0	11/08/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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 Samuel Kelly

Reference P/2026/0419

Decision Date 11/08/2026

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Proposed Elevations,
Proposed Site Plan, Location Plan, Proposed Ground Floor Plan
all submitted 26th June 2026

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on email dated 11/08/2026 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

Reason(s)

1. To comply with Section 98 of the Historic Environment (Wales) Act 2023.

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

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