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 Ian Harding

Reference P/2026/0471

Agent Mr Neil Foxall
c/o Unit 55 Ffordd
William Morgan, St
Asaph Business Park,
St Asaph, United
Kingdom, LL17 0JG

Date Received 21/07/2026

Decision Date 04/09/2026

Town and Country Planning Act, 1990

Location of Application

4 REGENT STREET, WREXHAM, LL11 1SA

Description of Application

DIWYGIADAU I FLAEN Y SIOP GAN GYNNWYS FFENESTRI NEWYDD, DRYSAU A GWAREDU HEN FYNEDFA'R SIOP A TYNNU 3 CAEAD RHOLER ALLANOL

AMENDMENTS TO SHOP FRONT INCLUDING NEW WINDOWS, DOORS AND REMOVAL OF PREVIOUS SHOP ENTRANCE, AND REMOVAL OF 3 NO EXTERNAL ROLLER SHUTTERS

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

Development Plan Policies:

EC7 - Conservation Areas
GDP 1- Development Objectives

Revision	Date	Description of Decision
0	04/09/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Location Plan. Drawing no: A0001;
   - Proposed Site Plan. Drawing no: A101 Rev B;
   - Proposed Elevations. Drawing no: A300 Rev C;
   - Green Infrastructure Statement dated September 2026.

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2. Within three months from the date of this permission, the measures to deliver net benefit for biodiversity (NBB) outlined on pages 6 and 7 of the Green Infrastructure Statement dated September 2026 shall have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. Within three months from the date of this permission, the roller shutter doors shown on drawing no: A003 Rev C shall be removed in their entirety.

Reason(s)

1. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

3. In the interests of the visual amenity of the site and Conservation Area, having regard to Policies GDP1(a) and EC7 of the Wrexham Unitary Development Plan and LPGN12: Shopfront Security and Design.

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