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 Michael Nathan

Agent Mr Michael Shepherd
Cliff View House, Long Street, Croscombe,
GB, BA5 3QQ

Reference P/2026/0283

Date Received 05/05/2026

Decision Date 11/09/2026

Town and Country Planning Act, 1990
Section 73

Location of Application

26 WELL STREET, CEFN MAWR, WREXHAM, LL14 3AE

Description of Application

AMRYWIO AMODAU 2 A 2 CANIATÂD CYNLLUNIO P/2024/0246 I DIWYGIO CYNLLUNIAU GWEDDLUN

VARIATION OF CONDITIONS 2 AND 4 OF PLANNING PERMISSION P/2024/0246 TO AMEND ELEVATION PLANS

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
EC7 - Conservation Areas
EC8 - Conservation Areas
GDP 1- Development Objectives
H2 - Residential Development (of Unannotated Land) within Settlements
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS 3 - Broad Location of Development
PS4 - Broad Location of Development
S9 - Loss of Local Facilities
T8 - Parking

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 Michael Nathan

Agent Mr Michael Shepherd
Cliff View House, Long Street, Croscombe,
GB, BA5 3QQ

Reference P/2026/0283

Date Received 05/05/2026

Decision Date 11/09/2026

Particulars of decision : REFUSED

Reason(s)

1. The works undertaken cumulatively fail to preserve or enhance the character or appearance of the Cefn Mawr Conservation Area, and erode the architectural integrity of a building identified as being of visual importance within an important townscape group. The proposal is therefore considered to be unacceptable and to be contrary to Policies GDP1(a) and EC7 of the Wrexham Unitary Development Plan, the aims of TAN24, and the objectives and guidance contained within the Cefn Mawr Conservation Area Character Assessment and Management Plan and Cadw's Cefn Mawr and District: Understanding Urban Character Study (2012).

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