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 Shai Elroy

Reference P/2025/0867

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

Date Received 13/11/2025

Decision Date 22/09/2026

Town and Country Planning Act, 1990

Location of Application

NEY COURT, YORKE STREET, WREXHAM, LL13 8LW

Description of Application

GOSOD DRYSAU A FFENESTRI NEWYDD

INSTALLATION OF REPLACEMENT DOORS AND WINDOWS

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

Development Plan Policies:

EC6 - Biodiversity Conservation
EC7 - Conservation Areas
EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP 1- Development Objectives
PS 11 - Biodiversity
PS2 - Broad Location of Development

Particulars of decision : REFUSED

Reason(s)

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1. Insufficient details of the proposed windows and doors have been provided with the application to allow the LPA to adequately assess the full impact of the development on the significance and character of the Conservation Area and the historic character of the Listed building and is therefore considered to be contrary to Policies GDP1(a), EC7 and EC9 of the Wrexham Unitary Development Plan.

2. The proposed use of uPVC and the proposed finish of the windows and doors would result in harm to the significance of the Conservation Area and the historic character and appearance of the Listed building, and that harm is not outweighed by the limited public benefits identified. The proposal would therefore conflict with Policies EC7 and EC9 of the Wrexham Unitary Development Plan, and no material considerations have been presented that would outweigh this conflict.

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