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 Rhys Jones

Reference P/2025/0408

Agent Mr Dave Bates
Lane End, Tedsmore
Road, West Felton,
Oswestry, SY11 4ER

Date Received 15/05/2025

Decision Date 24/09/2026

Historic Environment (Wales) Act 2023

Location of Application

TY LLWYD, HIGH STREET, GLYN CEIRIOG, LLANGOLLEN, LL20 7EH

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER TO NEWYDD

LISTED BUILDING CONSENT FOR REPLACEMENT ROOF

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

Development Plan Policies:

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	24/09/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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

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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): Jones prop- 002, Location Plan 15 May 2025, Site Plan 15th May 2025

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on HERITAGE STATEMENT In respect of
New Barn Roof At Ty Llwyd High Street Glyn Ceiriog LL20 7EH have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. Prior to the installation of any new or replacement roof structure on the building, scaled drawings and specifications detailing the full roof build-up, materials, membranes, dimensions, structural connections, and finishes shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out strictly in accordance with the approved details.

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.

4. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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 Rhys Jones

Agent Mr Dave Bates
Lane End, Tedsmore
Road, West Felton,
Oswestry, SY11 4ER

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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