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 Ms Chloe Source

Agent Mr Ben Calton
Talbot Chambers, 2-6
North Church Street,
Sheffield, United
Kingdom, S1 2DH

Reference P/2026/0566

Date Received 01/09/2026

Decision Date 26/10/2026

Town and Country Planning Act, 1990

Location of Application

17-19 REGENT STREET, WREXHAM, LL11 1RN

Description of Application

GOSOD DRYSAU NEWYDD / INSTALLATION OF REPLACEMENT DOOR

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

Development Plan Policies:
GDP 1- Development Objectives
PS1 - Broad Location of Development

Revision	Date	Description of Decision
0	26/10/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):

   Location Plan
   Proposed Plans and Elevations Front Elevation and Ground Floor Entrance Door Detail
   Accompanying Application Form

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3. The external surfaces of the building(s) shall be constructed of the materials specified on Proposed Plans and Elevations Front Elevation and Ground Floor Entrance Door Detail plan and in the submitted application form.

4. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

Reason(s)

1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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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