

In pursuance of its powers under the Acts and 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** MRS KATE  
SOLOMAN

**Reference** P/2024/0221

**Agent** A D  
ARCHITECTURAL  
DESIGN LTD MR  
ALED DAVIES  
THE STUDIO, LITTLE  
GREENWAY,  
CRINOW ROAD,  
NARBETH, SA67 8TA

**Date Received** 19/03/2024

**Decision Date** 16/07/2024

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### **Town and Country Planning Act, 1990**

#### **Location of Application**

9 THOMAS COURT WREXHAM LL13 8QN

#### **Description of Application**

GOSOD PWMP GWRES YR AWYR AC INSIWLEIDDIAD YN Y WAL ALLANOL A GWAITH CYSYLLTIEDIG / INSTALLATION OF AIR SOURCE HEAT PUMP AND EXTERNAL WALL INSULATION AND ASSOCIATED WORKS

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

#### **National Policies and Technical Advice Notes (TAN):**

TAN 11 : Noise

TAN 12 : Design

#### **Wrexham Local Development 2013 – 2028:**

DM1- Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

SP2 - Location of Development

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 16/07/2024 | Planning permission issued |

**Particulars of decision : GRANTED subject to the following:-**

**Condition(s)**

|                  |                                                                                                         |                      |             |
|------------------|---------------------------------------------------------------------------------------------------------|----------------------|-------------|
| <b>Applicant</b> | MRS KATE SOLOMAN                                                                                        | <b>Reference</b>     | P/2024/0221 |
| <b>Agent</b>     | A D ARCHITECTURAL DESIGN LTD MR ALED DAVIES THE STUDIO, LITTLE GREENWAY, CRINOW ROAD, NARBETH, SA67 8TA | <b>Date Received</b> | 19/03/2024  |
|                  |                                                                                                         | <b>Decision Date</b> | 16/07/2024  |

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): 23023/19 REV G
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
4. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on 23023/19 Rev G have been implemented in full. The measures shall thereafter be 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 91(3) 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 Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.
- 4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.

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A handwritten signature in black ink, appearing to be 'DF' or similar initials, followed by a horizontal line.

**David Fitzsimon**

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam***  
***Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)