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 Edwards

Reference P/2024/1152

Decision Date 17/09/2024

Town and Country Planning Act, 1990

Location of Application

14 STANCLIFFE AVENUE, MARFORD, WREXHAM, LL12 8LP

Description of Application

GOSOD PWMP GWRES FFYNHONNELL AER
INSTALLATION OF AIR SOURCE HEAT PUMP

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

National Policies and Technical Advice Notes (TAN):
TAN 11 : Noise

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
SP14 - Natural Environment
SP2 - Location of Development
SP18 - Climate Change
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	17/09/2024	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 - Dated 30/07/2024 - Sheet P5, Proposed Elevation - Dated 30/07/2024 - Sheet P-2 & Proposed Block Plan - Dated 30/07/2024 - Sheet P4.

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

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3. The measures to deliver net benefit for biodiversity (NBB) shown on the statements received on the 22nd August shall be implemented in full within 3 months of the date of this planning permission. 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 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



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
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