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 Roy Wynne-Jones

Agent Mr. Connor Allen
Coptic House, 4-5
Mount Stuart Square,
Cardiff, United
Kingdom, CF24 3NZ

Reference P/2025/0020

Date Received 08/01/2025

Decision Date 03/03/2025

Town and Country Planning Act, 1990

Location of Application

5 HARWOODS CLOSE, ROSSETT, WREXHAM, LL12 0HA

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

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP13 - Health and Wellbeing
SP18 - Climate Change
SP19 - Green Infrastructure
SP2 - Location of Development

Revision	Date	Description of Decision
0	03/03/2025	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.

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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):
   - Plan no: TQRQM25008164354998;
   - Plan no: TQRQM25008163424163;
   - Drawing 01-Rev B;
   - Logic Air Monobloc Heat Pump document;
   - Air Source Heat Pump Noise Level Calculation Form.

3. 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 use of the development, and thereafter maintained for the lifetime of the development.

4. Notwithstanding the approved details, no development shall take place until a Microgeneration Installation Standard: MCS 020 form has been submitted to and approved by the Local Planning Authority. The form shall include specific details of reflective surfaces present (including the presence of the shed within close proximity of the site for the air source heat pump) and further details of any barrier present that may provide noise attenuation or any barrier proposed.

   The development shall be carried out in accordance with the approved details and any proposed noise attenuation measures shall be installed prior to the first use 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.

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

4. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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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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