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 Claire Leatham

Reference P/2024/1541

Agent Mr Jed Bratherton
Top Floor, Old Bank Building, Menai Bridge, Anglesey, Menai Bridge, United Kingdom, LL59 5WY

Date Received 28/10/2024

Decision Date 25/03/2025

Town and Country Planning Act, 1990

Location of Application

WISTERIA COTTAGE, WORTHENBURY, WREXHAM, LL13 0AW

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 12 : Design
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP2 - Location of Development

Revision	Date	Description of Decision
0	25/03/2025	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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Applicant Claire Leatham

Reference P/2024/1541

Agent Mr Jed Bratherton
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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): TQRQM24302113335085, TQRQM24302113447423

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Biodiversity Report dated October 28th 2024 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 the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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