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 Screwfix Direct Ltd

Agent Miss Charlotte Mils
23 Vyner Street,
London, E2 9DG

Reference P/2025/0177

Date Received 26/02/2025

Decision Date 14/05/2025

Town and Country Planning Act, 1990

Location of Application

UNITS 4-6, WYNNSTAY INDUSTRIAL ESTATE, RUABON, LL14 6EN

Description of Application

GOSOD 2 UNED PWMP GWRES FFYNHONNELL AER ALLANOL /
INSTALLATION OF 2 NO EXTERNAL AIR SOURCE HEAT PUMP UNITS

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 23 : Economic Development
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

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

Revision	Date	Description of Decision
0	14/05/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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): 1) Noise Assessment - 22056.PNIA-RPT.01.Rev B, 2) Accompanying Air Source Heat Pump Specification Sheet 1 & 2, 3) Accompanying Location Plan - dated 16/10/2025, 4) Accompanying Block Plan - dated 16/10/2025, 5) Proposed Elevations - dated 16/10/2025, 6) Proposed Floor plans - dated 16/10/2025 and 7) Accompanying Application Form.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying Green Infrastructure Statement, Net Biodiversity Benefit Form and email dated 28/03/2025 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.

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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