**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** Mrs Carrie-Ann Price

**Reference** P/2025/0357

**Decision Date** 04/07/2025

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## Town and Country Planning Act, 1990

### Location of Application

ROSEMEAD, WREXHAM ROAD, PENTRE BYCHAN, WREXHAM, LL14 4DS

### 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

**Development Plan:**

GDP1 - Development Objectives
EC1 - Green Barriers
PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS8 - Transport
PS11 - Biodiversity

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 04/07/2025 | 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.

**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** Mrs Carrie-Ann Price

**Reference** P/2025/0357

**Decision Date** 04/07/2025

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Photograph - Location & Size of Air Source Heat Pump, 2) Supporting Information/Specs of Air Source Heat Pump, 3) Accompanying Application Form, 4) Aerial View Photograph and 5) Accompanying Location Plan.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying email dated the 26th May 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.

**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