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 Melanie Russell

Agent Mr Gareth Rennie
Hafod Rhug Isaf,
Caeathro, Caernarfon,
LL55 4HJ

Reference P/2025/0373

Date Received 28/04/2025

Decision Date 14/08/2025

Town and Country Planning Act, 1990

Location of Application

CARISBROOKE, CROESHOWELL LANE, BURTON, ROSSETT, WREXHAM, LL12 0LB

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: -

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	14/08/2025	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 Melanie Russell

Agent Mr Gareth Rennie
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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): Elevation Plan 8th July 2025, Site Block Plan 28th April 2025

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on EMAIL DATED 14/08/2025 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