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 Michaël Aitken

Reference P/2025/0325

Agent Mr Gareth Rennie
hafod rhug isaf,
caeathro, caernarfon,
LL55 4HJ

Date Received 02/04/2025

Decision Date 27/08/2025

Town and Country Planning Act, 1990

Location of Application

3 TREVALYN HALL VIEW, ROSSETT, WREXHAM, LL12 0ED

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	27/08/2025	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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Site Block Plan April 2nd 2025, Location Plan April 2nd 2025

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 Michaël Aitken

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3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on email dated 27th August 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