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 MR A ROGERS

Reference P/2025/0558

Agent Mr Adam Gregory
4 Ridge House, Ridge House Drive, Festival Park, Stoke-on-Trent, United Kingdom, ST1 5SJ

Date Received 17/07/2025

Decision Date 10/09/2025

Town and Country Planning Act, 1990

Location of Application

8 OAK AVENUE, PENLEY, WREXHAM, LL13 0NW

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
PS 11 - Biodiversity
PS12 - Renewable Energy
PS2 - Broad Location of Development
PS8 - Transport

Revision	Date	Description of Decision
0	10/09/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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 MR A ROGERS

Reference P/2025/0558

Agent Mr Adam Gregory
4 Ridge House, Ridge House Drive, Festival Park, Stoke-on-Trent, United Kingdom, ST1 5SJ

Date Received 17/07/2025

Decision Date 10/09/2025

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Existing & Proposed Floorplans - 25-119-01 - dated 14/07/25, 2) Accompanying Site Plan & Location Plan, 3) Air Source Heat Pump Spec Supporting Information, 4) Heat Pump - Technical Report, 5) Accompanying Application Form and 6) Existing & Proposed Elevations - 25-119-02 - dated 24/07/25.

2. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the email contents dated 13th August 2025 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

3. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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 MR A ROGERS

Agent Mr Adam Gregory
4 Ridge House, Ridge House Drive, Festival Park, Stoke-on-Trent, United Kingdom, ST1 5SJ

Reference P/2025/0558

Date Received 17/07/2025

Decision Date 10/09/2025

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council