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 Gerard Cummins

Reference P/2025/0636

Decision Date 15/04/2026

Town and Country Planning Act, 1990

Location of Application

TREVALYN BARN TREVALYN FARM, DARLAND LANE, ROSSETT, WREXHAM, LL12 0BD

Description of Application

GOSOD 2 UNED DIM AERDYMHERU / INSTALLATION OF 2 NO AIR CONDITIONING UNITS

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

Revision	Date	Description of Decision
0	15/04/2026	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): SK01, CYM335333

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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 15/04/2026 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The make and model of AC units should not be altered. If alterations to the specification and location of the unit are required, then further assessment shall be undertaken.

5. One of the two mitigation options outlined in Section 3.3 shall be implemented for the proposed AC units to ensure adequate protection of the NSRs.

6. All acoustic barriers, enclosures and absorptive treatments shall be installed in accordance with the performance specifications outlined in this report, ensuring no gaps, flanking paths or reflective surfaces compromise performance.

Reason(s)

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

2. To comply with Section 71ZA(2) 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.

4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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6. In the interests of the amenities of the future occupants of the development in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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