

In pursuance of its powers under the Acts and 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	MCDONALDS RESTAURANTS LTD	Reference	P/2023/0382
Agent	PLANWARE LTD MR MATTHEW CARPENTER ST ANDREWS CASTLE 33 ST ANDREWS STREET SOUTH BURY ST EDMONDS IP33 3PH BURY ST EDMONDS	Date Received	24/05/2023
		Decision Date	25/07/2024

Town and Country Planning Act, 1990
Town and Country Planning (Control of Advertisements) Regulations 1992

Location of Application

LAND AT ARGOS CAR PARK, PLAS COCH RETAIL PARK, PLAS COCH,
WREXHAM, LL11 2BW

Description of Application

CANIATAD HYSBYSEB AR GYFER ARWYDD SY'N SEFYLL AR EI BEN EI HUN
(WEDI'I OLEUO)
ADVERTISEMENT CONSENT FOR FREE STANDING SIGN (ILLUMINATED)

In reaching this decision the Council has had regard to the following relevant policies: -

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment

Revision	Date	Description of Decision
0	2024-07-25	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant such permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The intensity of illumination emitted from the signs the subject of this consent shall not exceed 600 candelas/sq.m.
7. The advertisements shall not be illuminated outside of the premises opening hours.

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8. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
7391_AEW_81041401 Rev B
Sign 1 DT2 12m totem Date 27/08/2019

9. The signage hereby granted consent shall not be implemented until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The signage shall thereafter be implemented in strict accordance with Method Statement as may approved.

Reason(s)

- 1 To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
- 2 To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
- 3 To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
- 4 To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
- 5 To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
- 6 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

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- 7 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.
- 8 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 9 To preserve the health, safety and amenity value of the tree(s) in accordance with Policies DM1, SP12, SP14 and NE3 of the Wrexham Local Development Plan.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)