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 EBRAHIM JADWAT

Agent MR MICHAEL PARHAM

Reference P/2024/1113

Date Received 24/05/2024

Decision Date 04/11/2024

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

Location of Application

4 CHESTER STREET, WREXHAM, LL13 8BD

Description of Application

CANIATÂD HYSBYSEB AR GYFER 1 ARWYDD FFASGIA/ ADVERTISEMENT CONSENT FOR 1 FASCIA SIGN

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

National Policies and Technical Advice Notes (TAN):

TAN 7 : Outdoor Advertisement Control

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP15 - Historic and Cultural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	2024-11-04	Planning permission issued

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Agent MR MICHAEL PARHAM

Reference P/2024/1113

Date Received 24/05/2024

Decision Date 04/11/2024

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): Location Plan p2f/uk/1103235/1484847, A104_L(00)001

3. The external surfaces of the building(s) shall be constructed of the materials specified on A104_L(00)001, Design and Access Statement 0180/01

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 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.

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Applicant MR EBRAHIM JADWAT

Agent MR MICHAEL PARHAM

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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