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 Ms. Silvia Maggini

Reference P/2024/1576

Decision Date 30/01/2025

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

Location of Application

1 REGENT STREET, WREXHAM, LL11 1SG

Description of Application

CANIATÂD HYSBYSEB AR GYFER 2 ARWYDD FFASGIA A 1 ARWYDD SY'N HONGIAN
ADVERTISEMENT CONSENT FOR 2 FASCIA SIGNS A 1 HANGING SIGN

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

National Policies and Technical Advice Notes (TAN):
TAN 12 : Design
TAN 7 : Outdoor Advertisement Control

Wrexham Local Development 2013 – 2028:
DM1 - Development Management Considerations
R1 - Retail, Leisure and Commercial Centre Hierarchy
R3 - Primary Shopping Streets
SP12 - Design Principles & Masterplanning Framework
SP2 - Location of Development

Revision	Date	Description of Decision
0	30/01/2025	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 Ms. Silvia Maggini

Reference P/2024/1576

Decision Date 30/01/2025

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Wrexham RS-0180-Plans, WrexhamRS-0180-EL-PR and the External Signage Plans.

2. The advertisement(s) hereby approved shall be retained for a limited period only until the 8 January 2030 on or before which date the advertisement(s) shall be removed and the use of the site for the display of advertisement(s) discontinued.

3. 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.

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

5. 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.

6. 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.

7. 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).

Reason(s)

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

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 Ms. Silvia Maggini

Reference P/2024/1576

Decision Date 30/01/2025

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. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.

7. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.

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