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 Gavin Bradford

Agent Katie Churchill
2 Young Place,
Nerston Industrial
Estate, East Kilbride,
Glasgow, United
Kingdom, G75 0TD

Reference P/2024/1594

Date Received 14/11/2024

Decision Date 26/03/2025

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

Location of Application

CAR DEALERS, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, LL14 4EJ

Description of Application

CANIATÂD HYSBYSEB AR GYFER 1 ARWYDD FFASGIA (WEDI'I OLEUO)

ADVERTISEMENT CONSENT FOR 1 SIGN (ILLUMINATED)

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
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	26/03/2025	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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): SS-FOR-V31238-1.2, SS-FOR-V31238-1, SS-FOR-V31238-1.4 , SS-FOR-V31238-1.6, SS-FOR-V31238-1.7, Location Plan CM-01193904

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

4. 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.

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

6. 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.

7. 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.

8. 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).

9. The advertisement(s) hereby approved shall be retained for a limited period only until the 30 November 2029 on or before which date the advertisement(s) shall be removed and the use of the site for the display of advertisement(s) discontinued.

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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.

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.

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

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

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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