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 Mr Ben Porte

Reference P/2025/0225

Decision Date 29/05/2025

Town and Country Planning Act, 1990

Location of Application

LAND OUTSIDE LADBROKES, LORD STREET, WREXHAM, LL11 1LF

Description of Application

GOSOD CIOSG CYFATHREBU DIGIDOL/DIFFIBRILIWR / INSTALLATION OF DIGITAL COMMUNICATIONS KIOSK/DEFIBRILLATOR

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
R2 - Development within the Wrexham City Centre Masterplan Area
R3 - Primary Shopping Streets
SP12 - Design Principles & Masterplanning Framework
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	29/05/2025	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.

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 Mr Ben Porte

Reference P/2025/0225

Decision Date 29/05/2025

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Accompanying Planning Statement, 2) Accompanying Application Form, 3) Proposed Kiosk Location Plan - PY4623-048-003A, 4) Accompanying Supporting Information, 5) Site Plan - dated 21/02/2025, 6) Proposed New Communications Kiosk Elevations - dated 02/08/2024 - NWP - KIOSK/001 and 7) New Communications Kiosk Management Plan.

3. The use of the kiosk shall cease and be abandoned before 02/06/2030. The kiosk together with any hard standing, base or slab upon which it stands shall be completely removed and the land restored to its previous condition not later than one month after that date.

4. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

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

4. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

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

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Some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water, the applicant is advised to contact the Operations Contact Centre at Dwr Cymru on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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