

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 MR SEAN MCBRIDE

Reference P/2024/0238

Decision Date 01/07/2024

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

Location of Application

LAND TO THE NORTH AND SOUTH OF LANE FARM, ROSSETT ROAD,
TREVALYN, ROSSETT, WREXHAM, LL12 0DS

Description of Application

CANIATÂD HYSBYSEB AR GYFER 16 ARWYDD FFASGIA
ADVERTISEMENT CONSENT FOR 16 SIGNS

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow

TAN 12 : Design

TAN 18 : Transport

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

H1 - Housing Allocations

SP2 - Location of Development

Revision	Date	Description of Decision
0	2024-07-01	Advertisement Consent Issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

1. The signage and flagpoles hereby approved shall be removed within 2 years of the date of this consent or within one week of the expiry of planning permission for residential development on the associated land, whichever is the sooner.
2. 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.
3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
4. 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.
5. 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.
6. 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 ensure that local amenities are safeguarded and 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.

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- 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.

A handwritten signature in black ink, appearing to read 'David Fitzsimon'.

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](#)