

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

|                  |                                                                                                  |                      |                 |
|------------------|--------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | HASMAIN AHMED HSZ FOODS LTD                                                                      | <b>Code Number</b>   | WRR P/2023/0419 |
| <b>Agent</b>     | ARCHITECTURE AND INTERIOR DESIGN LTD<br>51 COLESHILL ROAD<br>HODGE HILL<br>BIRMINGHAM<br>B36 8DT | <b>Date Received</b> | 23/06/2023      |
|                  |                                                                                                  | <b>Decision Date</b> | 01/09/2023      |

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**Town and Country Planning Act, 1990**

**Town and Country Planning (Control of Advertisements) Regulations 1992**

**Location of application**

REGENT HOUSE, REGENT STREET, WREXHAM

**Description of application**

HYSBYSEB AR GYFER 4 ARWYDD FFASGIA AC 1 ARWYDD TAFLUNIO (WEDI'I OLEUO) / ADVERTISEMENT FOR 4 FASCIA SIGNS AND 1 PROJECTING SIGN (ILLUMINATED)

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

|      |                                 |
|------|---------------------------------|
| EC7  | Conservation Areas              |
| GDP1 | Development objectives          |
| PS2  | Development and the environment |

**Particulars of decision that Consent be GRANTED**

**Conditions(s)**

1. This permission shall remain valid for a period of five years from the date of this consent.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) PROPOSED ELEVATIONS 2023-007-005 Rev D and as contained within the application documentation.

|                  |                             |                    |                 |
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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).
8. The fascia and projecting signage shall only be illuminated during the opening hours of the business.

### **Reason(s)**

1. To comply with Regulation 13(5) of the Town and Country Planning (Control of Advertisements) Regulations, 1992.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
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|                  |                                                                                                  | <b>Decision Date</b> | 01/09/2023      |

8. In the interests of local visual amenity and to comply with the Town and Country Planning (Control of Advertisements) Regulations, 1992.



David Fitzsimon  
Prif Swyddog Yr Economi a Chynllunio  
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[http://www.wrexham.gov.uk/english/planning\\_portal/publications/info\\_sheets.htm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)