

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	MARKS AND SPENCER	Code Number	WRR P/2023/0510
Agent	LICHFIELDS MISS CATLIN ATTRILL APEX PLAZA FORBURY ROAD READING RG1 1AX	Date Received	20/07/2023
		Decision Date	21/09/2023

Town and Country Planning Act, 1990

Town and Country Planning (Control of Advertisements) Regulations 1992

Location of application

UNIT H, PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM

Description of application

CANIATAD HYSBYSEBU AR GYFER GOSOD 1 ARWYDD TOTEM/ADVERTISEMENT CONSENT FOR INSTALLATION OF 1 NO TOTEM SIGN.

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

GDP1 Development objectives

Particulars of decision that Consent be GRANTED

Conditions(s)

1. The adverts granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 9002 Rev 02, and as contained within the application documentation.
2. The intensity of illumination emitted from the signs the subject of this consent shall not exceed 300 candelas/sq.m.
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.

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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 advertisements shall not be illuminated outside of the premises opening hours.
9. No light source to any sign(s) hereby granted consent shall be directly visible to drivers of motor vehicles using the adjacent highway.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
3. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
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8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

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9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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