

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	MRS HUMPHRIES GREGGS PLC	Code Number	WRR P/2022/0578
Agent	MRS HUMPHRIES GREGGS PLC 12 MARTIN DALE LOGGERHEADS MARKET DRAYTON TF9 4DH	Date Received	22/06/2022
		Decision Date	06/09/2022

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

Location of application

38, REGENT STREET, WREXHAM, LL11 1SA

Description of application

HYSBYSEB AR GYFER 3 ARWYDD FFASGIA A 2 ARWYDD SY'N
HONGIAN (WEDI'I OLEUO) / ADVERTISEMENT FOR 3 FASCIA SIGNS
AND 2 HANGING SIGNS (ILLUMINATED)

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
PS1	Settlement limits
PS2	Development and the environment
T6	Primary and core highway network

Particulars of decision that Consent be GRANTED

Conditions(s)

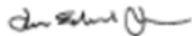
1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered Site location plan and Proposed - RPEN/S0852/02, RPEN/S0852/03, RPEN/S0852/01 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. 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.
5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
6. The proposed signs shall not be illuminated in such a manner that they present any disabling glare or dazzle to traffic using the adjacent highway.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
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.
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. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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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