

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	VINCENT WONG	Code	WRO P/2022/0303
Agent	SHEPPARD ROBSON MR PAUL HOBSON 27TH FLOOR CITY TOWER PICADILLY PLAZA MANCHESTER M1 4BT	Number Date Received	22/03/2022
		Decision Date	16/05/2022

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

Location of application

UNITS 1 AND 3, CHESNEY COURT, RHYD BROUGHTON LANE,
WREXHAM TECHNOLOGY PARK

Description of application

HYSBYSEB AM 2 ARWYDD FFASGIA A 2 ARWYDD SY'N SYFELL AR EU
PENNAU EU HUNAIN (WEDI'U GOLEUO) / ADVERTISEMENT FOR 2
FASCIA SIGNS AND 2 FREE STANDING 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

Particulars of decision that Consent be GRANTED

Conditions(s)

1. 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.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. 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.

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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. 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).
6. 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 the Town and Country Planning (Control of Advertisements) Regulations 1992.
2. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
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.

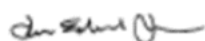
Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

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The applicant is advised to liaise with the Council Welsh Language Co-ordinator - Stephen Jones 01978 298866 regarding the detail of the proposed signs

All signage shall be in Welsh and English



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm