

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 MOHAMMED TAYAB	Code Number	ESC P/2022/0033
Agent	MR JUSTIN EARTH NIS SIGNS LEICESTER LTD 51 MARLOW ROAD LEICESTER LE3 2BQ	Date Received	12/01/2022
		Decision Date	16/03/2022

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

Location of application

STARBUCKS, WREXHAM ROAD, RHOSTYLLLEN, WREXHAM

Description of application

CANIATAD HYSBYSEB AR GYFER ARWYDD SY'N SEFYLL AR EI BEN EI HUN (WED'I' I OLEUO) / ADVERTISEMENT CONSENT FOR FREE STANDING 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:-

GDP1	Development objectives
PS2	Development and the environment

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. Prior to construction activities beginning on site the applicant must submit wind loading calculations for the sign adjacent the A483 Trunk Road to be agreed with the Planning Authority in consultation with the Welsh Government.

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.
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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 maintain the safety and free flow of trunk road traffic.



Lawrence Isted
Prif Swyddog Cynllunio a Rheoleiddio
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