

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	MISS YEN CHAN	Code	BRY P/2021/0797
Agent	MISS YEN CHAN TAYLOR WIMPEY NORTH WEST WASHINGTON HOUSE BIRCHWOOD PARK AVENUE WARRINGTON WA3 6GR	Number Date Received	10/08/2021
		Decision Date	18/10/2021

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

Location of application

, LAND EAST OF HERITAGE WAY, TANYFRON, WREXHAM,

Description of application

CANIATAD HYSBYSEB AR GYFER 1 ARWYDD / ADVERTISEMENT
CONSENT FOR 1 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. 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.
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.

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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. The intensity of illumination emitted from the signs the subject of this consent shall not exceed 400 candelas/sq.m.
7. The signs shall not be illuminated by intermittent or flashing lighting.
8. 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 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. 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.
7. 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.
8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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