

**REPORT OF THE CHIEF OFFICER PLANNING AND  
REGULATORY – 1 November 2021**

**APPLICATION NO:**  
P/2021 /0786

**LOCATION:**  
RAILBRIDGE COURT OFFICE MAIN  
ROAD OLD RHOSROBIN  
RHOSROBIN  
LL11 4RL

**DATE RECEIVED:**  
06/08/2021

**COMMUNITY:**  
Gwersyllt

**CASE OFFICER:**  
MR

**WARD:**  
Gwersyllt East and  
South

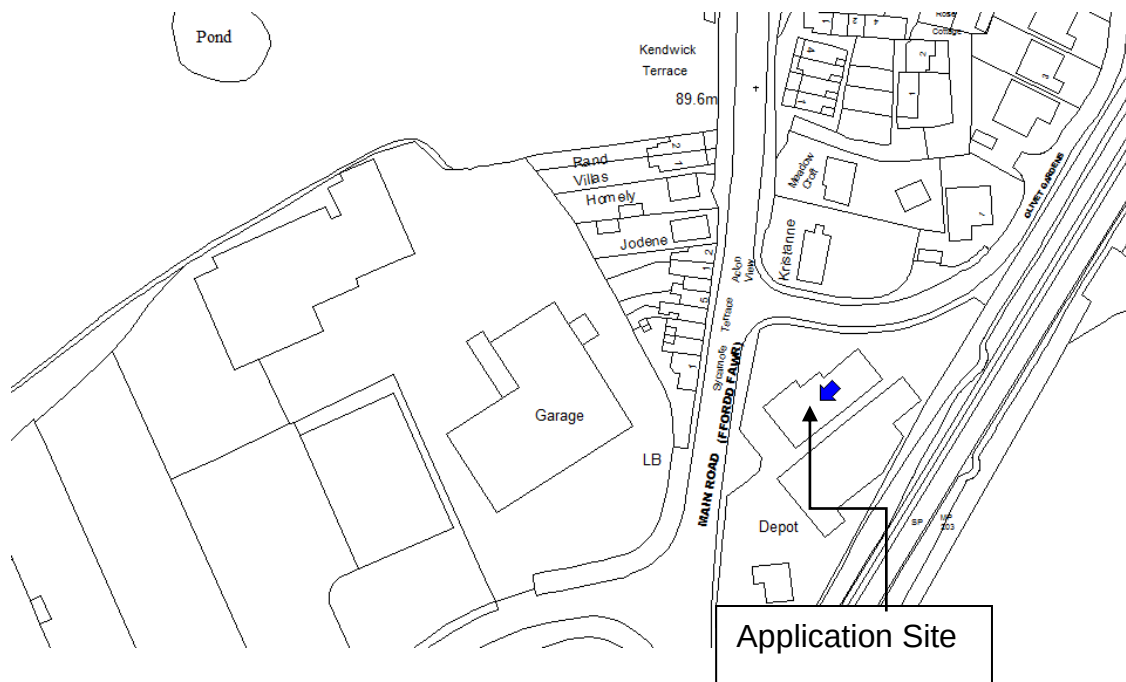
**DESCRIPTION:**  
CANIATAD HYSBYSEB AR GYFER 2  
ARWYDD FFASGIA /  
ADVERTISEMENT CONSENT FOR 2  
FASCIA SIGNS

**AGENT NAME:**  
WREXHAM SOUNDS  
LIMITED  
OLIVIA GALLAGHER

**APPLICANT(S) NAME:**  
OLIVIA GALLAGHER  
WREXHAM SOUNDS LIMITED

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**SITE**



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## **PROPOSAL**

The proposal seeks advertisement consent for 2 no. fascia signs.

## **HISTORY**

P/2020/0756 Change of use from B1 to D1 children's education centre.  
Approved 11/02/2021.

P/2017/0689 Display of 2 no. fascia signs (in retrospect). Approved  
02/10/2017.

P/2017/0638 Change of use from offices to beauty and hairdressing salon.  
Approved 02/10/2017.

P/2017/0278 Change of use to allow display and sale of cars from forecourt  
area.  
Approved 12/06/2017.

## **DEVELOPMENT PLAN**

Within Wrexham Town Settlement Limit. UDP policy GDP1 applies.

## **CONSULTATIONS**

|                    |                                                                                                                                                                                                                            |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Council: | Object to the application on the grounds that concerns are raised that the proposal might materially alter light levels in the environment around the site to the detriment of those residents who live opposite the site. |
| Local Member:      | Notified 16.08.2021. Most recent response received 09/09/2021. If the neighbours across the road are not affected and the illuminated signs have a time attached for being switched off, the application is supported.     |
| Highway Authority: | No objection subject to a condition to ensure the illuminated signs do not dazzle or cause glare to traffic using the adjacent highway.                                                                                    |
| Site Notice:       | Expired 01.05.2017.                                                                                                                                                                                                        |
| Neighbours:        | No comments received.                                                                                                                                                                                                      |

## **SPECIAL CONSIDERATIONS**

**Design and Layout:** The signs are proposed to be located on the north and west elevations of the building.

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The appearance of the signs are functional for their required purpose, which is to advertise the use of the building as an educational training centre. Proposed elevations are indicated below.



The proposal complies with UDP Policy GDP1.

**Residential Amenity:** Based on the submitted information, both signs would be statically illuminated externally, at 190cd/m<sup>2</sup>.

This is considered to be low and would not result in any light pollution significant enough to adversely impact on any neighbouring residential properties.

The proposal is considered would comply with UDP Policy GDP1.

**Access and Car Parking:** Highway Authority raise no objection subject to a condition to prevent glare or dazzle to drivers using the adjacent highway.

A condition limiting the illuminance levels to no more than 190cd/m<sup>2</sup> would ensure that drivers are not adversely impacted upon by the signs.

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**CONCLUSION**

The proposal is considered to be acceptable and no adverse impacts would result to existing levels of visual and residential amenities of the surrounding area. The proposal would comply with UDP Policy GDP1.

**RECOMMENDATION** That advert consent be GRANTED subject to the following condition(s)

**RECOMMENDATION:** That permission be

**CONDITION(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.
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 development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered Dwg No. SC2020-218-L-(0)015 Rev A, Dwg No. SC2018-170L-(-0)016 Rev A and as contained within the application documentation.
7. Notwithstanding the provision of the Town and Country Planning (Control of Advertisements) Regulations, the advertisement(s) as granted consent shall be removed before the expiration of five years from the date of this consent.
8. The intensity of illumination emitted from the signs the subject of this consent shall not exceed 190 candelas/sq.m.

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**REASON(S)**

1. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
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  5. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
  6. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
  7. The sign relates to a short term use and the continued display would be detrimental to the amenities of the area.
  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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