

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	BRYN RICHARDS	Code	LLA P/2021/0143
Agent	JORDAN ANDREW HARRIS PARTNERSHIP CARVERS WARE HOUSE 77 DALE STREET MANCHESTER M1 2HG	Number Date Received	15/02/2021
		Decision Date	01/06/2021

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

Location of application

LAND AT HOME FARM, GRESFORD ROAD, LLAY, WREXHAM

Description of application

CANIATAU HYSBYSEBU AM 3 ARWYDD FASCIA, 1 ARWYDD VINYL, 3 ARWYDDION CYFANSWM A 2 ARWYDDION LEFEL ISEL / ADVERTISEMENT CONSENT FOR 3 FASCIA SIGNS, 1 VINYL SIGN, 3 TOTEM SIGNS AND 2 LOW LEVELS SIGNS

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. 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.
7. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1:500 Proposed Site Plan Dwg No. 2636NESW-1002 Rev A, Dwg No. 2636NESW1004, Dwg No. 2636NESW1005 Rev A, Dwg No. 2636NESW1003 and as contained within the application documentation.
8. The intensity of illumination emitted from the signs the subject of this consent shall not exceed 51 candelas/sq.m.

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. The sign relates to a temporary event/ short term use and the continued display would be detrimental to the amenities of the area.
7. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

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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.

Note(s) to applicant



**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