

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

|                  |                                                                                     |                                                                                       |                                  |
|------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------|
| <b>Applicant</b> | AUSTIN BEST COMPANIES LTD                                                           | <b>Code</b>                                                                           | LLA P/2021/0194                  |
| <b>Agent</b>     | MR ALISTAIR AUSTIN<br>HARRISON HOUSE<br>RACKERY LANE<br>LLAY<br>WREXHAM<br>LL12 0PB | <b>Number</b><br><b>Date</b><br><b>Received</b><br><br><b>Decision</b><br><b>Date</b> | <br>26/02/2021<br><br>15/04/2021 |

---

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

**Location of application**

, HARRISON HOUSE, RACKERY LANE, LLAY, WREXHAM

**Description of application**

ARDDANGOS ARWYDD FFASGIA BLAEN WEDI'I OLEUO'N FEWNOL /  
DISPLAY OF INTERNALLY ILLUMINATED FRONT FASCIA 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          |
| 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.
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.

|                  |                                                                                     |                                                                                       |                                  |
|------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------|
| <b>Applicant</b> | AUSTIN BEST COMPANIES LTD                                                           | <b>Code</b>                                                                           | LLA P/2021/0194                  |
| <b>Agent</b>     | MR ALISTAIR AUSTIN<br>HARRISON HOUSE<br>RACKERY LANE<br>LLAY<br>WREXHAM<br>LL12 0PB | <b>Number</b><br><b>Date</b><br><b>Received</b><br><br><b>Decision</b><br><b>Date</b> | <br>26/02/2021<br><br>15/04/2021 |

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 49 candelas/sq.m.
7. The signs shall not be illuminated by intermittent or flashing lighting.

#### 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.

#### Note(s) to applicant



|                  |                                                                                     |                      |                 |
|------------------|-------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | AUSTIN BEST COMPANIES LTD                                                           | <b>Code Number</b>   | LLA P/2021/0194 |
| <b>Agent</b>     | MR ALISTAIR AUSTIN<br>HARRISON HOUSE<br>RACKERY LANE<br>LLAY<br>WREXHAM<br>LL12 0PB | <b>Date Received</b> | 26/02/2021      |
|                  |                                                                                     | <b>Decision Date</b> | 15/04/2021      |

**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)