In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant GERARD McAteer

Reference P/2025/0760

Agent Mrs Stevie Leigh
11 York Street,
Gilbanks (1st Floor),
Manchester, United
Kingdom, M22AW

Date Received 02/10/2025

Decision Date 24/11/2025

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

Location of Application

WREXHAM BUSINESS CENTRE, 33 LORD STREET, WREXHAM, LL11 1LS

Description of Application

HYSBYSEB AR GYFER 2 ARWYDD FFASGIA (WEDI'I OLEUO), 1 ARWYDD TAFLUNIO (WEDI'I OLEUO) A DIWEDDARU MARCIAU FFENESTR AC ARWYDDION UWCHBEN Y DRWS (HEB EI OLEUO)

ADVERTISEMENT FOR 2 FASCIA SIGNS (ILLUMINATED), 1 PROJECTING SIGN (ILLUMINATED) AND UPDATES TO WINDOW MANIFESTATION AND ABOVE DOOR SIGNAGE (NON-ILLUMINATED)

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	24/11/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Accompanying Location Plan - dated 2nd October 2025, 2) Signage Details and Elevations - NRF17-MLA-XX-XX-DR-A-22101 C01 - dated 07.07.2025 and 3) Accompanying Application Form.

2. 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.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

4. 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.

5. 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.

6. 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).

7. The intensity of illumination emitted from the signs the subject of this consent shall not exceed 600 candelas/sq.m.

8. The signage and any associated fittings shall be removed from the site in its entirety no later than the 24/10/2030.

In pursuance of its powers under the Acts an 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

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Agent Mrs Stevie Leigh
11 York Street,
Gilbanks (1st Floor),
Manchester, United
Kingdom, M22AW

Date Received 02/10/2025

Decision Date 24/11/2025

Reason(s)

1. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

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 comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.

7. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council