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 Violetta Niklas-Pecha

Reference P/2025/0659

Agent Mr Theodore Speaks
Dalton House, 35
Chester Street,
Wrexham, United
Kingdom, LL13 8AH

Date Received 21/08/2025

Decision Date 05/12/2025

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

Location of Application

NIKLAS ELITE, 63 KING STREET, WREXHAM, LL11 1HR

Description of Application

HYSBYSEB AR GYFER 1 ARWYDD FFASGIA, 1 ARWYDD SY'N HONGIAN A BYRDDAU FFENESTRI HYSBYSEBU

ADVERTISEMENT FOR 1 FASCIA SIGN, 1 HANGING SIGN AND ADVERTISEMENT WINDOW BOARDS

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

Development Plan Policies:

EC7 - Conservation Areas
EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	05/12/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Existing & Proposed Elevations - 381/KSW/PL/001 - Revision D, 2) Accompanying Block Plan - 381/KSW/PL/003, 3) Accompanying Application Form and 4) Accompanying Site Location Plan - 381/KSW/PL/002.

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 advertisement and any associated fittings shall be removed from the site in its entirety no later than 20/08/2030.

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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. 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