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 Miss Verity Cheyne

Reference P/2025/0792

Agent Mr Lewis Baldwin
TSOC, Pacific House,
Atlas Park,
Simonsway,
Wythenshawe, United
Kingdom, M22 5PR

Date Received 14/10/2025

Decision Date 12/03/2026

Town and Country Planning Act, 1990

Location of Application

LAND ADJACENT TO 33 LORD STREET, WREXHAM, LL11 1LP

Description of Application

GOSOD 1 HYB STRYD BT

INSTALLATION OF 1 NO BT STREET HUB

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

Development Plan Policies:

CLF 8 - Telecommunications
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS12 - Renewable Energy
PS2 - Broad Location of Development
S1 - Shopping Streets in Wrexham Town Centre

Revision	Date	Description of Decision
0	12/03/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Location Plan 001 Rev A, Proposed Site Plan 002 Rev A, Proposed Elevations 003 Rev A, Planning Statement dated 10th September 2025, Net Biodiversity and Green Infrastructure Statement, BT Street Hub Product Statement V2.1 February 2025, Declaration of Conformity with Public RF Exposure Guidelines of The International Commission on Non-iodising Radiation Protection.

3. The intensity of the illumination of the two digital display screens shall not exceed 600 candelas per square metre (cd/m2) between dusk and dawn in line with the maximum permitted recommended luminance as set out by 'The Institute of Lighting Professional's 'Professional Lighting Guide 05: The Brightness of Illuminated Advertisements'.

4. In the event of the BT Street Hub use ceasing, it shall be completely removed and the land made good to the same condition as the adjacent land within 3 months of the cessation date.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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

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

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

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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