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 Mr Ian Thomas

Reference P/2026/0520

Agent Ms Alessandra Zevi
28 a Easton street,
London, GB,
Wc1X0DS

Date Received 11/08/2026

Decision Date 06/10/2026

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

Location of Application

30-31 HOPE STREET, WREXHAM, LL11 1BD

Description of Application

HYSBYSEB AR GYFER 1 ARWYDD FFASGIA AC 1 ARWYDD TAFLUNIO (WEDI'I OLEUO)

ADVERTISEMENT FOR 1 FASCIA SIGN AND 1 PROJECTING SIGN (ILLUMINATED)

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

Development Plan Policies:

EC7 - Conservation Areas
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development
S1 - Shopping Streets in Wrexham Town Centre
S2 - Shopping Streets in Wrexham Town Centre

Revision	Date	Description of Decision
0	06/10/2026	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.

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 Mr Ian Thomas

Reference P/2026/0520

Agent Ms Alessandra Zevi
28 a Easton street,
London, GB,
Wc1X0DS

Date Received 11/08/2026

Decision Date 06/10/2026

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): PP-15149080v1, VWR-CGL-Z1-00-DR-A-061003 – *Proposed Shopfront* (Revision A)

3. 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.

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

5. 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.

6. 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.

7. 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).

8. The proposed sign(s) shall not be illuminated in such a manner that it presents any disabling glare or dazzle to traffic using the adjacent highway.

Reason(s)

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

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

Applicant Mr Ian Thomas

Reference P/2026/0520

Agent Ms Alessandra Zevi
28 a Easton street,
London, GB,
Wc1X0DS

Date Received 11/08/2026

Decision Date 06/10/2026

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

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

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

Ian Jones

Prif Swyddog, Economi a Chynllunio
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