Pant yr Ochain, Old Wrexham Road, Gresford, Wrexham, LL12 8TY
Brunning & Price
Written by Stephen Matthews & checked by Jonathan Phillips
10/01/2025

BIDWELLS

ACCESS STATEMENT
PROPOSED INSTALLATION OF EXTERNAL FREESTANDING TIMBER BAR STRUCTURE

1.0 Introduction

1.1 This Access Statement has been prepared to accompany an application for planning permission for the proposed installation of an external freestanding timber bar structure at the Pant yr Ochain, Old Wrexham Road, Gresford, Wrexham, LL12 8TY.

1.2 The application site comprises existing public house/restaurant premises which trade as the Pant yr Ochain, on the Old Wrexham Road in Gresford. The application building is a grade II listed building. The application site is located outside of the designated Gresford Conservation Area.

2.0 Access Statement

2.1 The host application premises are unaffected by the proposed external bar structure. All of the existing internal accommodation and facilities provided within the host building are retained and unaffected by the proposed external bar. Consequently, access arrangements, customer toilets and other requirements for providing appropriate access for both customers and staff at the host premises are already provided within these premises and are retained unaffected *in situ*. The configuration of the internal accommodation of the Pant yr Ochain will remain as currently provided.

2.2 The existing external access arrangements, including customer parking areas, are also unaffected by the application proposal. These are also to be retained unaffected *in situ*.

2.3 The applicant is seeking permission for the proposed installation of an external freestanding timber bar structure within the grounds of a public house/restaurant. The application is made retrospectively. The external bar structure was installed on site in September 2024 but this facility has not yet been used by the applicant. The application proposals are detailed in the accompanying application drawings.

2.4 The external freestanding timber bar structure is to be used as part of the public house/restaurant's operation and is intended to take pressure off the main bar serveries, within the public house/restaurant premises themselves, when the public house/restaurant is especially busy, particularly within the summer months, when the garden area is popular with customers.

2.5 The external freestanding bar structure is simply to provide some modest additional bar servery capacity at the site during busy periods of customer demand for refreshments. The external bar

Bidwells is a trading name of Bidwells LLP,
a limited liability partnership, registered in
England and Wales with number OC344553.
Registered office: Bidwell House,
Trumpington Road, Cambridge CB2 9LD

will be an essential element of the applicant's strategy to attract custom to ensure the continued economic viability of this commercial social and leisure facility provided by this public house/restaurant. The external bar structure is necessary in order to allow the applicant's business to continue to attract custom for their established commercial venture at this site; to facilitate the continuing economic health of this alternative beneficial use of these listed premises for an appropriate, publicly accessible, community social use, which ensures their ongoing maintenance and upkeep. The proposed external bar structure will help to facilitate the appropriate continued use of these premises for a use which will continue to add to and enhance the vitality within the local Gresford area.

2.6 The use of the application premises is also an important commercial food and drink led leisure facility within the Gresford area, providing an appropriate commercial social community venue, which serves the local resident population and visitors to the Gresford area.

2.7 The application site is located within a rural area, beyond the edge of the settlement of Gresford. The majority of customers to this public house/restaurant arrive by private car and that will continue at this site. The provision of a modest external bar structure does not impact upon the existing accessibility credentials of the existing public house/restaurant.

2.8 Due to the licensed nature of the premises, appropriate operational management measures, including servicing and waste/recycling storage and collection arrangements, are required to be in place at the host premises. These will remain unchanged as a result of the modest application proposal.

2.9 Access and egress at the site would remain unchanged. Appropriate facilities for the less physically able are already provided within the host premises.

2.10 The applicant's operation of their business at this site is already fully cognisant of the requirements for a fully accessible hospitality and leisure venue, which adds to the vitality and viability of the local Gresford area, providing a locally valued hospitality and leisure offer for residents and visitors to the Gresford area.