Planware

St Andrews Castle 33 St Andrews Street South Bury St Edmunds IP33 3PH

Wrexham County District Council

Via Planning Portal Reference: **PP_14636944**

20/01/2026

Dear Sir/Madam,

LAND AT ARGOS CAR PARK, PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM, LL11 2BW

Discharge of Condition 7 (Arboricultural Supervision) of Planning Permission P/2023/0384

Please find attached an application for the discharge of condition 7 – Arboricultural Supervision.

Relevant Planning History

1. **P/2023/0384** Erection of a freestanding restaurant with drive thru facility, car parking, landscaping and associated works. Approved 22/07/2024

2. **P/2024/1483** - "Discharge of Condition 7 (Arboricultural Supervision) of Planning Permission P/2023/0384" Approved – Details 7215-D-AIA Rev E. - 20/11/2024

3. **P/2025/0574** - "Discharge of Condition 7 (Arboricultural Supervision) of Planning Permission P/2023/0384" Approved – Details **P/2025/0395**. – 27/08/2025

4. **P/2025/0395** - "Discharge of condition 5 (landscaping) of planning permission p/2023/0384 " Approved – Details 17229-VL-McD_L01 Rev G 01/09/2025

Details for this condition has previously been submitted twice previously.

P/2025/0574 - During a review of the drawing pack in early 2025 it was noted that the original submission for this condition did not reflect the approved drawings and the changes instigated during the application process, which included the installation of a ramp for Highways to be happy with the overall design. The approved drawings included this element.

The revised submission includes the correct approved site plan and the updated arboriculture information required for this condition.

Subsequently Revision F of the Arboriculture Impact Assessment (AIA) was approved.

At the pre-start meeting with the contractors, it was noted that the landscape scheme (Drawing 17229-VL-McD_L01 Rev G) approved **P/2025/0395** contradicted the tree protection included in the AIA Approved via **P/2025/0574.**

Subsequently, there was discussions with the planning officer and the tree officer to ensure clarity on how to progress to allow works to continue with the implementation of the landscape drawing 17229-VL-McD_L01 Rev G. This was verbally agreed and this application has been submitted to ensure that all the approved details connected to the planning application correlate and ultimately agreed via decision.

This application relates to the re-discharge of condition 7 (Arboriculture Supervision) of Planning Permission P/2023/0384 with the revised details included in **7215-D-AIA Rev G**

The impact has been verbally agreed with Jon Brewin (09/01/2026), but the application has been submitted to ensure that the development is implemented to approved plans.

If you have any queries relating to this application, please do not hesitate to contact us.

Yours faithfully,

Sarah Carpenter
sarah@planware.co.uk

Enc: Approved drawing - 7229-VL-McD_L01 Rev G (**P/2025/0395)**

7215-D-AIA Rev G