Planware

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Wrexham County Borough Council

Via Planning Portal Ref: **PP-15179431**

28/08/2026

To whom it may concern

UNIT 7, CENTRAL RETAIL PARK, CENTRAL ROAD, WREXHAM, LL13 7SU

Formation of new patio area for outside seating with associated fencing and alterations to kerb lines

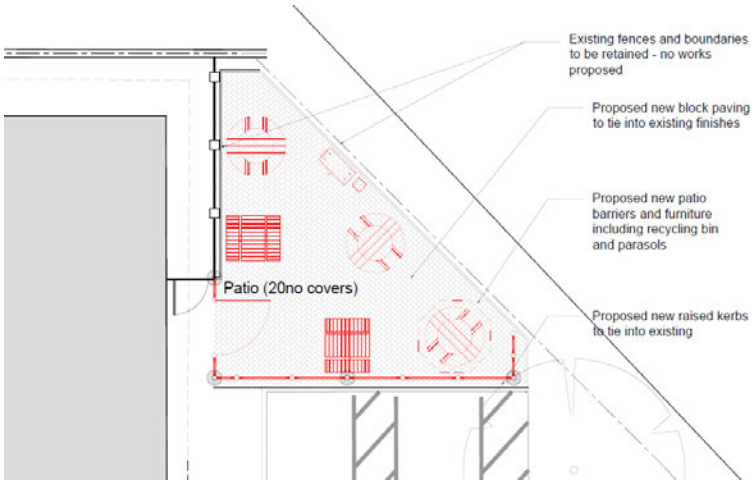
On behalf of our client, Golden EM Group Limited, please find attached an application for the introduction of a new patio at the above restaurant.

The restaurant has been trading since March 2024, after the external works were approved in February 2024 (Application Reference: P/2023/0889). All works were completed in accordance with the approved drawings.

There is a small section of land adjacent to the building where the planting cannot thrive, due to the amount of shade. The restaurant has established well and an opportunity has arisen to provide external seating in this area, after discussions with the landlord. This new provision will allow the visual amenity of this area to be improved and additional capacity.



The supporting drawings show the introduction of the patio area behind the existing accessible bays with Buton fencing and lighting, with a gate. There will be provision for 5 tables, with parasols and a recycling bin. The associated kerb lines will tie in with existing.



Extract from drawing 14406_AEW_1996_0004_Proposed Site Plan (NTS)

There is no impact on the parking and only minor changes to pedestrian movement around the site. The development does involve the removal of one tree, which dominates that area and has led to much of failure in the surrounding vegetation. During the design process, there was discussions on how this could be retained or replaced to address the loss of biodiversity, but due to the size of the area, there is no flexibility in amending the current proposal.

The visual amenity of the area and the sustainability of the restaurant will be improved, but the balance is the loss of the tree.

As part of the Condition 6 of P/2023/0889, there were three Vivara Pro WoodStone House Sparrow Nest Box introduced at the rear of the store, due to the amount of artificial light around the rest of the area, as shown below.



Further bird and insect boxes have been installed around the site to encourage biodiversity outside the need for planning control.







Policy and Guidelines:

National Policy – PPW 12th Edition (February 2024)

"Every application regardless of size must not only mitigate any negative impacts of the development but also have a positive benefit for biodiversity which will be in place for the lifetime of the development. Enhancements should be onsite, proportional to the size of development, tailored towards features valuable in the area or providing linking habitats GI plan."

Local Policy

Wrexham UDP 1996 -2011 – Due to the scale of the development, it accords with Policy PS2 and will not "..*materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment"*.

Furthermore, the context of Local Planning Guidance Note No.32 has been reviewed and due to the site restraints further provision of additional biodiversity measures would be difficult, with the current level of provision already on site, but we are welcome to discussions on whether this could be improved.

The introduction of an external seating area would be beneficial to the store and allow the visual impact and the management of this area to be improved.

We welcome discussions throughout the application process to assess whether the balance of planning can be achieved.

If you have any queries or require additional information, please contact us.

Yours faithfully,

[redacted]

Sarah Carpenter

Planware Ltd

[redacted]