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 Emma Williams

Reference P/2026/0561

Agent Mrs Sarah Carpenter
St Andrews Castle, 33
St Andrews Street
South, Bury St
Edmunds, United
Kingdom, IP33 3PH

Date Received 28/08/2026

Decision Date 14/10/2026

Town and Country Planning Act, 1990

Location of Application

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

Description of Application

FFURFIO ARDAL PATIO AR GYFER SEDDI ALLANOL GYDA FFENSYS CYSYLLTIEDIG A ADDASIADAU I'R LLINELLAU PALMANT

FORMATION OF PATIO AREA FOR OUTSIDE SEATING WITH ASSOCIATED FENCING AND ALTERATIONS TO KERB LINES

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

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
EC 4 - Hedgerows, Trees and Woodland
EC7 - Conservation Areas

Revision	Date	Description of Decision
0	14/10/2026	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.

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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): 1) Accompanying Bin Details, 2) Accompanying Application Form, 3) Proposed Site Layout Plan - 14406_AEW_1996_0004 4) Accompanying Location Plan - 13279_AEW_1996_1001, 5) Details Plan - 6118_AEW_XXXX_1000 and 6) Accompanying Patio Seating Details

3. Prior to the commencement of this development a scheme of soft landscaping and biodiversity enhancements shall have been submitted for the written approval of the local planning authority.

   The scheme shall include a timetable for its implementation.

   Landscaping shall thereafter be retained in accordance with the approved details.

   Any soft landscaping which, within a period of 5 years from the completion of the landscaping scheme, dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season by soft landscaping of similar size and species to those originally planted.

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 the visual amenity of the area, to secure a net benefit to biodiversity and to ensure the existing losses are replaced in accordance with Policy EC4 and GDP1 of the Wrexham Unitary Development Plan and paragraph 6.4.5 of Planning Policy Wales 12.

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Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

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

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To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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