

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Amy Brittain
Our Ref:	ET/DC/MM/P/2023/0278	Your Ref:	P/2023/0278
Date:	8 September 2023		

**Construction of Electric Vehicle (EV) Charging Site and associated infrastructure and works to create 20 no. parking spaces
The Ramada Plaza Hotel, Ellice Way, Wrexham**

Further to your email / consultation dated 30 August 2023 in respect of the above, please see comments as follows: -

Wrexham County Borough Council (WCBC) Highways initial response dated 24 July 2023 concluded that more information was required from the applicant. This included:

- The applicant should demonstrate that the hotel's total parking provision would not exceed the maximum permitted by WCBC.
- Further information/clarification is requested regarding the EV charging site's expected traffic generation.

It was also stated by WCBC Highways that it would be preferable if a segregated walking route was provided from Rhyd Broughton Lane to the hotel.

Following Highways response (dated 24 July 2023) the applicant has provided new layout plans outlining changes to the proposed parking provision in the forecourt area of the Ramada Plaza Hotel.

The plans provided by the applicant, and which have been reviewed by Highways are:

- 60695026_ACM_DDE_WRE_DR_AR_-1012_00.6
- 60695026_ACM_DDE_WRE_DR_AR_-1014_00.6
- 60695026_ACM_DDE_WRE_DR_AR_1050_00.5
- 60695026_ACM_WRE_00_DR_LA_1001_P02

The proposal includes the construction of an electric vehicle charging site with 12 spaces, on the grounds of the Ramada Plaza Hotel.

In addition to the 12 EV charging spaces, 20 standard parking spaces had originally been proposed within an existing landscaped area, to serve the hotel. These were considered to replace the 18 standard spaces that will be lost to the EV charging site.

The applicant's new layout plans now include 8 standard parking spaces within the existing landscaped area rather than the 20 originally proposed.

Car Parking

The Highways response dated 24 July 2023 notes:

"The existing hotel car park has 113 spaces, including 11 accessible spaces and one electric vehicle space. Wrexham County Borough Council's (WCBC) parking standards 'LPGN16' specifies a maximum provision of one car space per bedroom plus an additional allowance for function suites, using the standard for A3 (pubs, restaurants, and cafes and hot food takeaways), which allows 1 space per 4m² public floor area. The applicant should demonstrate that the hotel's total parking provision would not exceed the maximum permitted by WCBC."

No information has been provided by the applicant regarding the hotel's parking provision.

It is noted that 12 EV charging spaces are proposed in the place of 18 existing standard car parking spaces which serve the hotel. The 8 proposed parking spaces would mean a net increase of 2 standard car parking spaces or a net loss of 10 standard car parking spaces depending on the applicant's intended use of the EV charging spaces.

More information is required from the applicant regarding the use of the EV charging spaces i.e. are they for patrons of the hotel or the general public?

The applicant needs to clarify what the number of parking spaces directly associated with the hotel would be and should provide evidence that this is sufficient. As previously stated, this would need to be in accordance with LPGN16.

Traffic Generation

It was noted in the Highways response dated 24 July 2023 that the proposed EV charging site would likely attract drivers whose primary purpose is to charge their vehicles and not to visit the hotel. Highways response has requested more information on traffic generation to better understand the expected number of vehicles accessing and egressing the site.

No information has been provided on this matter and further information / clarification is requested regarding the EV charging site's expected traffic generation.

Site Access and Layout

The new submitted plans (received on 30 August 2023) show 8 parallel parking spaces in the area which is currently a pedestrian walkway. Previous plans showed 20 parking bays proposed here.

Access to the site would be retained via Ellice Way.

All parking should be designed in accordance with WCBC's parking standards (LPGN16). With regards to parallel parking the arrangement proposed does not appear to be in accordance with LPGN16.

There is no turning facility proposed and it appears that there is insufficient space for vehicles to manoeuvre in order to exit the parking area in a forward gear.

The pedestrian walkway is not segregated therefore there is a risk of vehicles conflicting with pedestrians should a vehicle attempt to turn within the space. This is a road safety concern.

The applicant should reconsider the layout of these 8 parking spaces.

Pedestrian Access

As also noted in the Highways response dated 24 July 2023, the parking layout would remove the existing pedestrian walkway from Rhyd Broughton Lane to the hotel. Pedestrians accessing the hotel from Rhyd Broughton Lane would therefore have to walk through the proposed car park. It would be preferable to provide a segregated walking route.

Conclusion

More information is requested from the applicant:

- The applicant needs to clarify the number of parking spaces directly associated with the hotel and should provide evidence that this is sufficient. This would need to be in accordance with LPGN16.
- Further information/clarification is requested regarding the EV charging site's expected traffic generation.
- The applicant should reconsider the layout of the 8 parking spaces in the northern parking area.

It would also be preferable if a segregated walking route was provided from Rhyd Broughton Lane to the hotel.



Chief Officer, Environment & Technical

