

Sarah Hill

From: geraint@arkify.co.uk
Sent: 25 August 2022 10:17
To: Sarah Hill
Subject: RE: Ruabon Constitutional Club

Hi Sarah

I've just asked the question to the client and he says they open that early as the staff are there anyway getting prepped for the club opening at 11am so they might as well open up in case someone wants to call in for a breakfast or just a coffee or something in the morning before work or after the school run or that sort of thing.

Many thanks,
Geraint



Geraint Edwards March (hons), BA (hons), HNC, RIBA, ARB

Arkify

Email geraint@arkify.co.uk

Phone 07543968690

Website www.arkify.co.uk



ARKIFY LTD. Company number: **13597829** Registered address: 36 Plas Tirion, Johnstown, Wrexham, Wales, LL14 1UR

From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Sent: 25 August 2022 08:07
To: geraint@arkify.co.uk
Subject: RE: Ruabon Constitutional Club

Hi Geraint,

Thanks for the additional information.

Please can you confirm the purpose behind the club opening at 7.30/8am and how busy it tends to be at this time in a morning.

Thanks

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory

Oriau gwaith/Working hours:

Dydd Llun a dydd Mercher/Monday and Wednesday: 08:45am to 15:15pm

Dydd Mawrth a dydd Lau/Tuesday and Thursday: 08:45am to 2:30pm



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From: geraint@arkify.co.uk <geraint@arkify.co.uk>

Sent: 24 August 2022 15:57

To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Subject: RE: Ruabon Constitutional Club

Hi Sarah

Great news about the conservation officer. I will wait to hear from you once you have any comments from the ecologist, and yes of course we're happy for the extension of time.

I would be more than happy to speak to the traffic team, or if you could pass on the message that we don't foresee any increase in parking from the current situation. The vast majority of the club's members are local so walk to the club, and the dining space is purely to allow my client to offer extra space to the current members for things like buffets for birthdays or maybe funerals, and also for the local sports teams that they sponsor to come back to the club for some food after a game of football for example. Currently they have to put the buffets out on tables in the main room or on the bar so it's just a case of making more space really.

The maximum capacity for the dining room area would be 15 people, but again these would be mainly people coming from in the main room to get some food and then returning to the main room afterwards.

The opening times are Mon-Sat 7.30am to 10pm and Sunday 8am to 7pm, so closing time is earlier than the Wynnstay Arms across the road anyway.

Hope this helps but any other questions just let me know.

Many thanks,
Geraint



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ARKIFY LTD. Company number: **13597829** Registered address: 36 Plas Tirion, Johnstown, Wrexham, Wales, LL14 1UR

From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Sent: 24 August 2022 11:39

To: Geraint Edwards <geraint@arkify.co.uk>

Subject: Ruabon Constitutional Club

Hi Geraint,

Our Conservation Officer has now come back to me following the submission of the amended documents and subject to conditions is happy with the proposals. NRW have also come back to me raising no concerns with regards to foul drainage. I'm just waiting for the Ecology Officer to get back to me now. I have contacted our traffic section for their opinion on parking, as concerns have been raised about a potential increase in parking resulting from the change of use.

Concerns have been raised by the Community Council, therefore the proposal will need to be referred to the Planning Committee for a decision if approval is recommended. Please can you agree to an extension of time until 6th October to allow this to be heard at the relevant Committee meeting should my recommendation be to approve?

Please can you tell me if the existing operations at the club have specific opening hours and what they are? Concerns have been raised regarding noise and anti-social behaviour and this is something I will need to address in my report.

In addition, please can you confirm the maximum capacity of the dining area proposed as part of the change of use.

Many thanks

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory

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