

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0588 **Your Ref:** BB/P/2021/0588
Date: 6th December 2021

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD O GLWB CYMDEITHASOL (DEFNYDD DOSBARTH D1) I FAR A BWYTY (DEFNYDD DOSBARTH A2) A DARPARU AIRDAL CHWARAE I BLANT (YN RHANNOL OL-WEITHREDOL) / CHANGE OF USE FROM SOCIAL CLUB (CLASS D1 USE) TO BAR AND RESTAURANT (CLASS A2 USE) AND PROVISION OF CHILDREN'S PLAY AREA (PARTLY IN RETROSPECT)
ACREFAIR SPORTS AND SOCIAL CLUB BETHANIA ROAD ACREFAIR WREXHAM

Grid Ref: E 327874 N 343282

I refer to your consultation dated 26/06/2021 in respect of the above.

We note there is a shortfall in the maximum parking standards LPGN16 when applying the change of use and associated (A3) classification. The application will result in an increase in gross floor area from (existing) 470m² to (proposed) 911m² for Class A3 Use (LPGN 16). The submitted proposals include 34 proposed parking (4 disabled spaces). The actual spaces on development site are 42 and 4 disabled spaces. The maximum standard require 221 spaces to be provided. This represents a shortfall in the maximum parking standards of approximately 80%. We request the applicant to provide evidence of how many people they can have in the bar and restaurant at any one time and provide a revised layout detailing the actual parking arrangements on site.

We assume that 16.5m articulated HGVs may well have delivered to the site. If this is the case, then the proposed access / turning arrangements are to be indicated on the revised layout plan or provide a service delivery plan. It is noted the waste recycling bins are located in close proximity to the access and are using 3 spaces. We would like confirmation on the waste strategy/collection arrangements.

We request the applicant provide the above information.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary note



Chief Officer, Environment & Technical