

Susan Davies

From: Sharon Holman
Sent: 26 July 2016 12:26
To: planning_admin
Subject: P/2016/0630 Wrexham - Land off Holt Road
Attachments: 3621-P104z Site Plan.pdf; holt road.pdf

Civ –consultation resp

From: Becky Lowry
Sent: 26 July 2016 10:35
To: Sharon Holman
Subject: FW: Wrexham - Land off Holt Road

Hi Sharon,

Emyr Williams (Liberty Properties) has asked that I forward this e-mail from Steve to you on relation to their proposal for a development on Holt Road the application reference is P/2016/0630.

Regards

Becky

From: Steve Bayley
Sent: 11 July 2016 13:26
To: emyr@libertyprops.com
Subject: FW: Wrexham - Land off Holt Road

Good afternoon Emyr

Re: Proposed Development of land off Holt Road

Thank you for the opportunity to comment on the proposed development for a family restaurant, drive thru and filling station at the land off Holt Road. From an economic regeneration perspective this is a welcome proposal. This proposal fulfils many economic outcomes that have been previously identified but not realised for various reasons. The development of the petrol filling station specifically has been a long standing need identified by the business community at Wrexham Industrial Estate. The economic vision for Wrexham Council is that Wrexham will be a place where people want to live, work, visit and invest; where businesses and locate; and where people can fulfil their opportunities. This proposed development as described has the potential to contribute positively to achieving each one of these aims.

Job creation is welcomed and meets the aims of our Council Plan we would look to take this further in terms of being able to support local people into the jobs created through the community benefits route. Specifically the quoted FTE job creation would provide a boost to the tourism sector along with the additional visitor spend both from business and leisure travellers.

The development adds to the food and leisure offer on the approach route to the industrial estate. In the context of similar facilities locally, there are a number of family-type restaurants in a 2-mile radius, however it is felt that there is sufficient diversity of offer and size of population to sustain an increased food offer of the type described for this location.

In addition, if there is opportunity, perhaps there could be consideration of developing a 3/4* accommodation offer to complement the site as with the imminent closure of Cross Lanes Hotel – accommodation in the immediate area is limited to the Holt Lodge and the Premier Inn at the Beeches. Both of these premises currently run at around 85%+ occupancy Monday – Sunday, therefore

further bed space will be needed with the growing demands of the prison and contractual work on the Industrial Estate – along with the increasing leisure tourism side of things in the County Borough.

In conclusion, whilst I cannot comment on the planning implications to this proposal I can confirm that the proposed development on the land of Holt Road does fulfil the Council's aspirations for economic regeneration in the immediate and surrounding area.

Kind regards

Steve

Stephen T Bayley BSc(Hons), DTp, DBA, MIED,
Pennaeth Tai a'r Economi /Head of Housing and Economy



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Ysgrifennwch ataf yn Gymraeg neu Saesneg
Please write to me in Welsh or English

From: Emyr Williams [<mailto:Emyr@libertyprops.com>]

Sent: 29 June 2016 16:42

To: Steve Bayley

Subject: Wrexham - Land off Holt Road

Steve

I am writing to you, in your capacity as Head of Economic Development, for Wrexham County Borough Council.

I write to advise you that Liberty Properties is intending, following pre-app meetings with your Planning Department, to submit an outline application for family restaurant, drive thru and petrol filling station, upon the site identified on the Google map.

This is to capitalise on the lack of these facilities within the Wrexham Industrial Estate and planned increased traffic, when the prison is open, together with proposed housing to the south of the Holt Road roundabout.

In light of the above, we believe there is a need for such a facility and this site is best placed to provide such uses in a prominent and accessible location.

Our proposed development will be high quality and is based upon strong occupier interest and therefore, it is deliverable. We have an operator for the family pub and have strong registered interest for the PFS/Drive Thru from Euro-Garages, AF Blakemore and Applegreen Plc.

Our proposed development will employ between 55-75 full time employment jobs (FTE), taking in to account a mix of part time roles, which should deliver in the order of 83-111 total jobs.

The potential employment value of these jobs, as a result of wage creation, is estimated in the range of £550-750,000 per annum, with potential business rates payable estimated at £125,000 per annum.

Taking the above in to account, the proposed development will have a £660,000-£850,000 positive economic impact per annum, in the area.

Accordingly, as the Head of Economic Development, I hope this is something which will find favour with your department and your support.

In the meantime, if you require any further information, or wish to discuss the matter further, please do not hesitate to contact me.

Many thanks

Regards

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Development Director

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