

MEMORANDUM

From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0382 **Your Ref:** SJG/P/2012/0382
Date: 14th June 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 502 The Wynnstay Arms Hotel, Yorke Street, Wrexham.
Development: Erection of New 11kV Electricity Substation.

Further to your consultation dated 15/11/2010 and email dated 14/06/2012 in respect of the above, I comment as follows:-

The Wynnstay Arms is located in Wrexham Town Centre with rear access to the car park off Eagles Meadow Service Road.

I understand that the hotel has a total of 67 bedrooms. LPGN 16 would normally require a maximum of 1 space per bedroom equating to the requirement of 67 spaces (maximum).

The hotel currently appears to have 51 existing parking spaces which would equate to 76% parking provision. However, the proposed substation would appear to encroach on the existing car park resulting in the loss of at least 5 spaces. This would leave the hotel with only 69% parking provision.

The nearest public car parks to the development site are located at Market Street and St. George's Crescent. However, both of these car parks are "short stay" only and do not permit parking of vehicles overnight.

The proposed level of parking provision would therefore appear to be inadequate and I would normally recommend that the application be **REFUSED** for the following reason:-

The proposed development does not make adequate provision for the parking of vehicles clear of the adjoining carriageway.

However, if the applicant can provide a statement to justify that the proposed reduced level of parking provision is adequate, then further consideration could be given to this application.

Peter Doornwaite

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Network and Infrastructure Manager