

Pamela Joseph

From: Simon Greenland
Sent: 22 June 2012 10:41
To: planning_admin
Cc: Phil Palmer; Lorna Goring; clerk@caiapark.gov.uk
Subject: P-2012-0382 proposed substation at Wynnstay Arms Hotel, Yorke Street, Wrexham SP4090597-1

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From: Edwards, Alan [mailto:Alan.Edwards@ScottishPower.com]
Sent: 22 June 2012 10:38
To: Simon Greenland
Subject: RE: P-2012-0382 proposed substation at Wynnstay Arms Hotel, Yorke Street, Wrexham SP4090597-1

Simon

Thank you for your note regarding the above. I have noted the highway officer's comments regarding the shortfall of spaces. I have also noted that the issue might be reconsidered where there are reasons to do so and in this case I think there are and these are as follows:

The need for the development in this locality is very urgent in the interests of maintaining a suitable level of supply for the town centre and by their nature, such town centre sites tend to be compounded by one issue or another. In this case, the key issue is the car parking however SPEN considers there are two justifications for the proposed site:

1. The net loss of parking will be 2no. spaces as the old substation on site will be demolished and the site returned to parking
2. The hotel is in new ownership and currently undergoing refurbishment for the frontage part only. The future of the extended part is yet to be decided and may well result in this section being demolished and rebuilt to a different design which would have a different requirement for car parking spaces, and at which time a decision on the car parking requirements could be made then taking into account the (now proposed) substation as built and available remaining area for new spaces.

Based on the net loss of the 2no. spaces and the current situation, with the prospect of controlling the future design of the extended part based on the then available spaces, SPEN consider there is sufficient justification in this case to allow the shortfall.

Please let me know if you require any further information.

Regards
Alan Edwards

From: Simon Greenland [mailto:Simon.Greenland@wrexham.gov.uk]
Sent: 15 June 2012 08:41
To: Edwards, Alan
Subject: P-2012-0382 proposed substation at Wynnstay Arms Hotel, Yorke Street, Wrexham SP4090597-1

I refer to your planning application for this proposal.

The comments of the highway authority are attached for your response.

Thanks

Simon Greenland, Planning Officer

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