

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/P/2012/0494 **Your Ref:** KH/P/2012/0494
Date: 11TH July 2012

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 328 507 Site of Former Jacques Yard, Regent Street, Wrexham.
Development: Removal of Condition No. 3 of P/2011/0884 to enable unrestricted access to bar and restaurant.

I refer to your consultation dated 06/07/2012 in respect of the above.

I cannot fully assess the application due to lack of information.

It is unclear as to whether the proposed hotel has a function suite. LPGN 16 would normally require the proposed hotel (C1 Use) to provide a maximum of 1 car space per bedroom. I understand that 83 spaces are proposed for the hotel (83 bedrooms). However, if the hotel has a function suite, then it may be viewed that additional parking spaces are required for such a facility based on A3 Use ie/ 1 car space per 4m² public floor space.

Could you please ask the applicant to clarify whether a function suite is to be provided at the hotel and if so provide details of the proposed public floor space for further consideration.

Peter Dornusante

PA Network and Infrastructure Manager