

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: 25th 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 22/06/2012 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.

However, I understand that upon completion of the proposed sub-station, the existing sub-station will be demolished and replaced with an additional parking space resulting in a net loss of 4 parking spaces. This would leave the hotel with 70% parking provision. Although the applicant suggested that 3 spaces could be provided on the area of land currently occupied by the existing sub-station, there is only sufficient room for 1 additional space in this location.

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.

However, I understand that the hotel has only 29 bedrooms in operation at the moment and may well consider reducing the overall number of bedrooms available in the future as part of their refurbishment proposals.

Given the sustainable location of the site, I would have no objections to the proposed development on highway grounds.

A handwritten signature in blue ink, appearing to read "J. Wu".

Network and Infrastructure Manager