MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Hill
Our Ref:	ET/DC/PP/P/2024/1468	**Your Ref:**	P/2024/1468
Date:	10/12/2024		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD ADEILAD O DDOSBARTH C3 (ANNEDD) I DDOSBARTH SUI GENERIS (TŶ AMLFEDDIANNAETH (HMO)) / CHANGE OF USE OF BUILDING FROM CLASS C3 (DWELLING) TO CLASS SUI GENERIS (HOUSE IN MULTIPLE OCCUPATION (HMO)

LOCATION: 81 BENJAMIN ROAD, WREXHAM, LL13 8EG

I refer to your consultation / email dated 10/12/2024 in respect of the above.

General

The proposed development comprises the conversion of an existing 5 bedroom dwelling to an 8 bedroom House of Multiple Occupancy (HMO).

Access

The proposed development site is located on Benjamin Road which is an unclassified, residential road subject to a 20mph speed limit.

The existing dwelling has no existing vehicular access or off-street parking.

Parking & Turning Provision

Based on LPGN 16 requirements the existing 5 bed dwelling would require a maximum of 4 parking spaces. In comparison the proposed HMO would require a maximum of 4 car spaces for the first 6 bedrooms and 1 car space per 2 bedrooms thereafter, equating to the maximum requirement of 5 spaces.

Given the sustainable location of the site and its close proximity to the city centre, the minimal increase in theoretical parking demand at the site would be considered acceptable. It is considered likely that those occupants living at the proposed HMO may well not own a car.

Cycle Parking / Shelter

LPGN 16 requires provision for 1 secure cycle parking space per 2 bedrooms HMO via a safe, secure and preferably covered cycle parking area located within the curtilage of the building. This has been indicated on the submitted layout plan. The LHA recommend a suitable planning condition is included to secure this if the application is supported.

Waste / Recycling

There is adequate space within the curtilage of the site to provide sufficient waste / recycling storage facilities. The LHA recommend a suitable planning condition is included to secure this if the application is supported.

Conclusion

The Local Highway Authority (LHA) raise no objections to the proposed development on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Appendix

Highways Development Control Standard Advisory Note

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. *Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);*
2. *Use of a parking space for a set down/delivery area;*
3. *Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);*
4. *If any lane closure or obstruction of the highway is required for a crane or similar;*
5. *Protection against dust and debris blowing onto the public highway*
6. *Construction traffic parking locally avoiding nuisance to others;*
7. *If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.*
8. *Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.*
9. *A section 278 agreement works agreement is required for more significant alterations to the existing highway*
10. *Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;*
11. *For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:*

- *No surface water from the applicants site should be allowed to drain onto the public highway,*
- *The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.*
- *No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.*

**The hard paved length and set back if required is subject to the applicants proposed vehicular length*

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.



On behalf of Chief Officer, Environment & Technical