MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Lauren Rowlinson
Our Ref:	ET/DC/PP/P/2025/0348	**Your Ref:**	P/2025/0348
Date:	18/06/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD ADEILAD O DDOSBARTH C3 (ANNEDD) I DDOSBARTH C2 (SEFYDLIAD PRESWYL) / CHANGE OF USE OF BUILDING FROM C3 (DWELLING) TO C2 (RESIDENTIAL HOME)
LOCATION: 4 HUTTON WAY, RHOSTYLLEN, WREXHAM, LL14 4FP

I refer to your consultation / email dated 30/05/2025 in respect of the above.

Access

The proposed development site is located on a residential housing estate that it is currently on its 12 maintenance period. The property has access onto an unadopted shared access road that will not be adopted as part of the Section 38 agreement from the existing driveway plus the shared use of 3 parking spaces with nos. 3 & 4 Hutton Way on land / hardstanding opposite the two properties where this section of road is intended for adoption.

The existing 4 bedroom dwelling is proposed to be utilised as a property accommodating 2 no. children plus 2 staff / carers who will both be on site at the same time.

Parking Provision

The existing 4 bedroom property would require a maximum of 3 parking spaces in accordance with maximum LPGN 16 standards. The existing / proposed property has 1 parking space on its own driveway plus the shared use of 3 parking spaces (with nos. 3 & 4 Hutton Way) on hardstanding located on land opposite nos. 3 & 4 Hutton way for which the road is intended for adoption. The proposed Class C2 use would require a maximum of 1 car space per 2 bed spaces which equates to a maximum of 2 car spaces.

The proposed parking provision is considered acceptable.

Conclusion

In conclusion, the LHA have no objections to the proposed development on highway grounds.

KW Edwards

Contracts and Engineering Manager

On behalf of Chief Officer, Environment & Technical