MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2025/0440	**Your Ref:**	P/2025/0440
Date:	23/06/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD ADEILAD O DDOSBARTH C3 ANNEDD I DDOSBARTH C4 HMO (UCHAFSWM DEILIADAETH 4 PERSON) / CHANGE OF USE OF BUILDING FROM CLASS C3 DWELLING TO CLASS C4 HMO (MAXIMUM 4 PERSON OCCUPANCY)

LOCATION: 122 RHOSDDU ROAD, WREXHAM, LL11 2NG

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

General

The proposed development comprises the change of use from a 3 bedroom dwelling to a 4 bedroom HMO. The existing / proposed property does not appear to have any existing / proposed parking provision

Access

The proposed development site is located on Rhosddu Road which is a busy, classified road subject to a 20mph speed limit.

Parking & Turning Provision

In terms of parking and turning provision at the development site, the Local Highway Authority (LHA) comment as follows:-

Existing

It is understood that the existing dwelling is 3 bedroom for which LPGN 16 would require a maximum of 3 spaces. The existing property does not appear to have any existing parking provision.

Proposed

Based on LPGN 16 requirements, the proposed 4 bedroom HMO would require a maximum of 1 car space per bedroom up to a maximum of 4 spaces for between 1 to 6 bedrooms. This would equate to the maximum requirement of 4 parking spaces.

The submitted plans do not indicate any proposed parking provision.

The proposed development would result in an increase in parking demand for one additional space compared with the existing 3 bedroom property. Given the nature of the proposed development, the property may well appeal to those people that do not own a car. Given the relatively sustainable location of the site, the LHA would raise no objections to the proposed development on highway grounds.

Active Travel

Cycle parking / storage shall be provided in accordance with LPGN 16 / Active Travel Guidance requirements.

Provision should be provided 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.

No details of the required provision have been indicated on the submitted plans. **The LHA recommend that the applicant provides a suitably scaled plan indicating this detail (including annotated dimensions).** The applicant may wish to discuss these requirement with our Active Travel Section.

Waste Collection / Recycling

No details of the proposed waste / recycling provision including storage area & collection point have been provided. **The LHA recommend that the applicant provides a suitably scaled plan indicating this detail (including annotated dimensions).** The applicant may wish to discuss these requirement with our Waste / Recycling Section.

The LHA have emailed our Waste / Recycling Section in respect of any specific requirements for the proposed development (eg/ number/ type of bins, storage area & collection point). **The LHA will forward any comments when they are received.**

Conclusion

In conclusion, the LHA request the following information:-

- **Active Travel**

  Cycle parking / storage shall be provided in accordance with LPGN 16 / Active Travel Guidance requirements.

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KW Edwards

Contracts and Engineering Manager

On behalf of Chief Officer, Environment & Technical