

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
FAO Simon Greenland
:
Our Ref: ET/DC/PP/P/2022/0407 **Your Ref:** P/2022/0407
Date: 16th May 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 331 498 3 Ruthin Road, Wrexham.

Development: Conversion of property into 3 flats (in retrospect).

I refer to your consultation / email dated 16/05/2022 in respect of the above.

The proposed development site is located on Ruthin Road which is a busy, classified road subject to a 30mph speed limit.

The development site does not appear to have any designated off-street parking provision. However, there are a number of limited waiting bays (8am – 6pm - limited waiting 30mins Mon - Sat) along both Ruthin Road and Ruabon Road but these are restricted to 30 minutes during the day. These spaces are typically in frequent use by the existing businesses in this area.

I assume that the previous property prior to conversion was a 3 / 4 bedroom dwelling. Based on LPGN 16 requirements the previous property would have required a maximum of 3 parking spaces. In comparison, the proposed 3 no. 1 bed flats would require a maximum of 4.5 spaces based on LPGN 16 requirements. The proposed development has the potential to result in an increase in parking demand in this location.

Planning consent (ref: P/2019/0255) was recently granted slightly further out of town at 94 Ruabon Road for an extension to a dental practice without any off street parking provision. The dental practice would have in theory required a maximum of 18 spaces including the proposed extension.

It would therefore seem unreasonable to object to the current application on parking grounds.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

A handwritten signature in black ink, consisting of a stylized 'R' followed by a series of loops and a horizontal line.

Chief Officer, Environment & Technical