

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Amy Brittain
Our Ref:	ET/DC/P/2023/0460	Your Ref:	P/2023/0460
Date:			

TOWN AND COUNTRY PLANNING ACT 1990

CONVERSION OF UPPER FLOOR INTO RESIDENTIAL FLAT

1A NEW HIGH STREET RUABON WREXHAM

Grid Ref: E 330411.56 N 344014.66

I refer to your consultation / email dated 02/08/2023 in respect of the above.

If the applicant proposes to use the neighbouring alleyway for vehicular access and parking, can they demonstrate:

1. They have a legal right of access through the neighbouring alleyway for vehicular and pedestrian use, and
2. That the access has been in use both during and after its previous use by the owners of the existing property.

If this is an existing access used by the owners/residents of the property, then we are unable to remove the access, or refuse planning for that reason.

Additional points of note/observations:

- a. There are no recorded incidents within the locality of this site recorded on crashmap, nor do we have any knowledge of issues.
- b. The visibility splays are adequate for the now 20mph limit applied and aided by an alley that is tight to drive through at any speed greater than walking speed.
- c. Parking: Ordinarily, we would request parking in accordance with LPGN 16e. However, even if a right of way for vehicular access doesn't exist through the alley, this is a sustainable centre of village location which provides good access to local amenities and public transport without the need for a car. Therefore, the lack of access through the alleyway would not be a reason for refusal

Summary/Conclusion:

If the application excludes vehicular parking to the rear, then it is a simple no objection, and the properties would be marketed without car parking, and no rights of vehicular access.

If the applicant wishes to include parking within the terms of occupancy, then we would request a conditional approval subject to demonstrating it is an existing right of way in use by the applicant (or the previous owners).

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, appearing to read 'R. W. Key', is positioned above the title.

Chief Officer, Environment & Technical