

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Rhian Chitty
Our Ref:	ET/DC/PP/P/2022/0910 Res (1)	Your Ref:	P/2022/0910
Date:	11/01/2023		

TOWN AND COUNTRY PLANNING ACT 1990

TRAWSNEWID AC YMESTYN ADEILAD I FFURFIO LLETY GWYLIAU / CONVERSION AND EXTENSION OF BUILDING TO FORM HOLIDAY LET

OLD MILL WELSH SHOP LLANRHAEADR ROAD LLANARMON DC WREXHAM

Grid Ref: E 315658.76 N 332816.97

I refer to your consultation / email dated 21/12/2022 in respect of the above.

The proposed development site is located off Llanrhaeadr Road which is a classified road subject to a 20mph speed limit.

LPGN 16 would normally require a maximum of 3 parking spaces for the previous retail unit. The property currently appears to have no parking provision. In comparison, the proposed 1 bedroom holiday let would require a maximum of 1.5 spaces. The proposed holiday let does not appear to provide any off-road parking.

It is therefore considered that the proposed development is unlikely to result in an increase in parking demand compared with its current / previous use.

I would therefore have 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.



Chief Officer, Environment & Technical