

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0436 **Your Ref:** SH/P/2022/0436
Date: 1st June 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 327 498 48 Alexandra Road, Wrexham.

Development: Change of use from HMO to form five self-contained supported living units.

I refer to your consultation / email dated 31/05/2022 including revised layout plan (Drg. No. 5321-JPH-XX-00-DR-A-103 Rev B) in respect of the above.

The proposed development site is located on Alexandra Road which is an unclassified, residential road subject to a 30mph speed limit.

There is an existing on-street parking issue in the vicinity of the site and surrounding streets as a number of existing properties do not have adequate off-street parking provision.

The existing property appears to have 11 existing bedrooms. I understand the property has consent to operate as a HMO and consent to operate as shared supported living accommodation for up to 7 adults. The property appears to have ample parking space served off 2 existing access points to cater for the proposed development.

The revised layout plan indicates the provision of 4 spaces ie/ 2 spaces off each access point and widening of the northerly access from 2.9m to 5.1m. The email from JPH Architects dated 30/05/22 indicates that up to 3 staff car parking spaces will be required during the day (1 space at night) and up to 3 spaces for potential tenants vehicles. On this basis, I would recommend that 6 parking spaces are provided in accordance with LPGN 16 and marked out with white lining materials. I would recommend that the applicant submits a revised layout plan indicating this detail (including dimensions of parking spaces). The widening of the northerly access is considered acceptable. However, the applicant will require s.184 consent to widen the dropped kerb and strengthen the footway at the point of access.

I assume that the proposed shared supported living accommodation will have less parking demand and potentially less traffic generation compared with the previous permitted uses. On this basis, I would have no objections to the proposed development on highway grounds and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

NONSTD PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced, marked with white lining materials and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

NONSTD NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access points within 5 metres of the highway boundary.

NONSTD PAVEMENT CROSSING (NORTHERLY ACCESS)

026R Prior to first use of the development a widened pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

Supplementary Notes

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

E05NA FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



Chief Officer, Environment & Technical