

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: 18th May 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 dated 06/11/2018 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.

It may be considered beneficial for parking spaces to be marked out with white lining materials within the site curtilage. Given the nature of the proposed accommodation, the proposed parking arrangements appear acceptable.

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
026R

GENERAL LAYOUT

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

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.

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. K. S.', written in a cursive style.

Chief Officer, Environment & Technical