

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/1051 **Your Ref:** SJG/P/2021/1051
Date: 9th November 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 330 502 31 Watery Road, Wrexham.

Development: Change of use from Class C3 dwelling to Class C4 House in Multiple Occupation (in retrospect).

I refer to your consultation / email dated 03/11/2021 in respect of the above.

The proposed development site is accessed off Jubilee Road which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being no more than 20mph given the geometry of the road / proximity to the junction with Watery Rd. Jubilee Road is subject to a one way system which runs from the junction with Bellvue Rd and out onto Watery Road.

There is an existing on-street parking problem along Jubilee Road due to the lack of adequate off-street parking provision at the majority of properties and cars typically park along both sides of the road.

Visibility from the existing / proposed access is considered adequate providing a splay in excess of 2.4 x 25m in the southerly direction measured to the centerline of the adjoining highway (as a one way system). It is recognized that visibility can often be impeded by parked vehicles along this section.

The existing 3 bedroom property currently has a 3.9m wide access with a driveway depth of 3.9m and single garage behind. The driveway depth is insufficient (min 5.5m required behind a garage) and is likely to result in vehicles encroaching onto the adopted footway. LPGN 16 does not include garages as contributing to parking provision. The existing property would therefore appear to have no appropriate off-road parking provision. LPGN 16 would normally require a maximum of 3 car spaces for the existing dwelling.

In comparison the proposed 5 bed HMO would normally require a maximum of 4 spaces. The property currently has no suitable parking provision. It would therefore be difficult to support the proposed development given the existing on-street parking issues in this area and lack of suitable off-road parking provision at the property.

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

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/1051 **Your Ref:** SW/P/2021/1051
Date: 11th May 2022

Town and Country Planning Act 1990

Section 78 Appeal @ 31 Watery Road, Wrexham.

I refer to your consultation / email dated 10/05/2022 in respect of the above.

I am satisfied with the previous response made to this application (copy attached) and wish to inform you that I have no further comments to add.



Chief Officer, Environment & Technical