

# MEMORANDUM

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| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Planning & Regulatory |
| <b>Our Ref:</b> | ET/DC/PP/P/2021/0810                   | <b>Your Ref:</b> | BB/P/2021/0810                      |
| <b>Date:</b>    | 6 <sup>th</sup> October 2021           |                  |                                     |

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**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:** Variation of condition 2 (max occupation of 9 students) and 3 (appointment of a caretaker) of planning permission WRO CB1520 to a maximum occupancy of 9 people with the property managed by an agent.

I refer to your consultation / email dated 05/10/2021 in respect of the above.

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.

I understand that the existing property has 9 bedrooms and has consent to operate as a HMO. The property appears to have ample parking space served off 2 access points for approximately 7 cars whereby each space would be independently accessible.

LPGN 16 would normally require a maximum of 6 spaces for a 9 bedroom HMO. I would recommend that the applicant provides a suitably scaled layout plan indicating the proposed parking arrangements at the site. It would be considered beneficial for parking spaces to be marked out with white lining materials within the site curtilage.

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway. I would strongly recommend that you consult with our Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection if such a facility is being proposed.

I would have no objections to the proposed development on highway grounds and recommend any permission includes the following condition:-

## CONDITION

**NONSTD 035R (PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR**  
No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out with white lining materials, surfaced and drained prior to first use of the development, and 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.

### 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. H. M.', written in a cursive style.

Chief Officer, Environment & Technical