

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0027 **Your Ref:** LP/P/2022/0027
Date: 18th January 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 331 497 30 Ruabon Road, Wrexham.

Development: Variation of condition 01 from nine students to fourteen residents and removal of condition 02 of planning permission P/2010/0310.

I refer to your consultation / email dated 13/01/2022 in respect of the above.

The proposed development site is located on Ruabon Road which is a busy, classified road subject to a 30mph speed limit.

The majority of properties along this section of Ruabon Road have no off street parking provision and typically park along both sides of the street which is not ideal.

I assume that the proposed development would come under the HMO criteria for which LPGN 16 currently requires 4 car spaces for the first 6 bedrooms and 1 car space per 2 bedrooms thereafter (for HMO's comprising 7 bedrooms or more).

Based on current requirements, the existing property (9 bedrooms) would require a maximum of 6 parking spaces. In comparison, the proposed property (7 bedrooms) would require a maximum of 5 parking spaces. In theory, the proposed parking demand for the proposed development based on current LPGN 16 requirements is less.

Planning consent (ref: P/2019/0255) was recently granted slightly further out of town at 94 Ruabon Road for an extension to a dental practice without any off street parking provision. The dental practice would have in theory required a maximum of 18 spaces including the proposed extension.

It would therefore seem unreasonable to object to the current application on parking grounds.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

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. Chen' or similar, with a stylized, cursive script.

Chief Officer, Environment & Technical