

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0830	Your Ref:	KH/P/2018/0830
Date:	24 th October 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 329 501 56 Bradley Road, Wrexham.

Development: Change of use to House in Multiple Occupation (HMO) 3 no. single occupancy bedrooms.

I refer to your consultation received on 02/10/2018 in respect of the above.

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

There are a significant number of residential properties in this area that have no off-street parking facilities. This results in a number of vehicles being parked on the carriageway in the vicinity of the development site along the adjoining side roads.

LPGN 16 would normally require a maximum of 2 parking spaces for the existing 2 bedroomed property. The proposed HMO appears to consist of 3 no. bedrooms for which LPGN 5 would normally require a maximum of 1 parking space per bedroom which would equate to a maximum requirement of 3 parking spaces.

The existing property / proposed HMO has no off-street parking.

It is considered that the proposed development will result in an increased parking demand at the site and add to the existing on-street parking issues in this area.

I would therefore recommend that the application be **REFUSED** for the following reason:-

The proposed development does not make adequate provision for the parking of vehicles clear of the public highway.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Peter Oosthwaite

PO Planning Control Manager