

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment & Planning

Our Ref: P/2018/0623 **Your Ref:** P/2018/0623

Date: 7 August 2018

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3035 4384 Former HSBC Bank, High Street, Ruabon
Development: Conversion of ground floor into 2no. apartments

I refer to your consultation dated 31 July 2018 in respect of the above.

The proposed development site is located on High Street which is a busy, classified road.

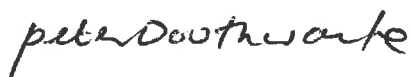
Based on the existing office use (188m² gfa), LPGN 16 recommends a maximum of 1 car space per 30m² gross floor space; equating to a maximum requirement of 6 spaces.

In comparison, the proposed apartments would normally require a maximum of 5 spaces.

There is no parking provided for either the existing or proposed uses.
However the proposed change of use theoretically reduces the level of parking demand at the site.

As the site is in a sustainable location in the middle of Ruabon, the proposed conversion scheme is considered acceptable.

I therefore have no objections to the proposed development on highway grounds.



RA Service Manager Environment