

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0420 **Your Ref:** MR/P/2018/0420
Date: 30th May 2018

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

Location: O. S Grid Ref: 328 500 39 Gibson Street, Wrexham.
Development: Conversion of dwelling into 2 no. flats (in retrospect).

I refer to your consultation received on 30/05/2018 in respect of the above.

The proposed development site is located on an unclassified, 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 and along the adjoining side roads.

LPGN 16 would normally require a maximum of 2 parking spaces for the original 2 bedroomed property. However, maximum standards would not be required for this property given its sustainable location. The property currently has no off –street parking provision.

The proposed 2 no. one bedroom flats would normally require 1.5 parking spaces each equating to a maximum requirement of 3 parking spaces.

It is considered that the proposed development is unlikely to result in any significant increase in parking demand compared with its current residential use.

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

Supplementary Notes

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



Planning Control Manager