

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0263	Your Ref:	MP/P/2018/0263
Date:	13 th April 2018		

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

Location: O. S Grid Ref: 342 501 125 Benjamin Road, Caia, Wrexham.

Development: Change of use to 5 bed single occupancy house in multiple occupation (HMO).

I refer to your consultation received on 10/04/2018 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 3 parking spaces for the existing 4 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 HMO appears to consist of 5 no. bedrooms which I assume comprise 5 no. bedspaces. LPGN 5 would normally require 1 parking space per 2 bedspaces which would equate to a maximum requirement of 2.5 parking spaces.

It is therefore considered that the proposed development is unlikely to result in an 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.

Peter Outhwaite

PO Planning Control Manager