

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0092	Your Ref:	KH/P/2018/0092
Date:	9 th February 2018		

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

Location: O. S Grid Ref: 328 508 15 Mold Road, Wrexham.

Development: Change of use to HMO together with single-storey extension.

I refer to your consultation received on 11/08/2016 in respect of the above.

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

The property does not appear to have any off-road parking but relies on either parking in the layby along Mold Road or to rear of the site off Primrose Way. A number of properties appear to use the rear area of Primrose Way to park.

LPGN 16 would normally require a maximum of 3 parking spaces for the existing 3 bedroomed property. However, maximum standards would not be required for this property given its relatively sustainable location. The property currently has no off –street parking provision.

The proposed HMO appears to consist of 4 no. bedrooms which appears to comprise 6 no. bedspaces. LPGN 5 would normally require 1 parking space per 2 bedspaces which would equate to a maximum requirement of 3 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 Doothwaite

md Service Manager Environment