

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0125	Your Ref:	MP/P/2018/0125
Date:	28 th February 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 328 497 5 Bersham Road, Wrexham.

Development: Conversion of Use Class C4 (6 bed house in multiple occupation) to 7 no. bed house in multiple occupation (HMO) 1 occupant per bedroom.

I refer to your consultation dated 22/02/2018 in respect of the above.

The proposed development site is located on Bersham Road which is a classified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the traffic calming measures in place along this section.

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 5 / 16 would normally require a maximum of 1 parking space per 2 bedspaces. The existing 6 bedroom HMO would normally therefore require a maximum of 3 parking spaces. The property currently has a single off road parking space..

The proposed HMO (7 bedrooms) which I assume will be limited to 7 occupants / 7 bedspaces, would normally require a maximum of 3.5 parking spaces.

It is therefore 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.

Service Manager Environment