

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0131	Your Ref:	MP/P/2018/0131
Date:	1 st March 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 327 495 137 Ruabon Road, Wrexham.

Development: Conversion of dwelling to house in multiple occupation (HMO) to 5 no. rooms with communal facilities.

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

The proposed development site is accessed off Court Road which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being no more than 20mph given the geometry of the road.

The existing 3 bedroom dwelling would normally require a maximum of 3 parking spaces based on LPGN 16 requirements. The property currently has 2 no. garage spaces and 2 no. spaces fronting the garage. However, LPGN 16 no longer includes garage spaces as contributing to parking provision.

LPGN 5 / 16 would normally require a maximum of 1 parking space per 2 bedspaces for the proposed HMO. The proposed HMO (5 bedrooms) which I assume will be limited to 5 occupants / 5 bedspaces, would normally therefore require a maximum of 2.5 parking spaces.

On this basis, 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.

Peter Douthett