

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/0487	Your Ref:	SEH/P/2016/0487
Date:	1 st June 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 329 496 73 Ruabon Road, Wrexham.

Development: Change of use from Doctors Surgery to Provide 4 no. Self-Contained Bedsits / Studio Flats.

I refer to your consultation dated 27/05/2016 in respect of the above.

The proposed development site is located on the corner of Ruabon Road / Fairy Road which are both busy classified roads subject to a 30mph speed limit.

The sections of road fronting the proposed development site are subject to a traffic regulation order (double yellow lines) prohibiting loading and waiting.

The property is currently used as a doctors surgery which I understand has 5 no. consulting rooms. LPGN 16 (Class D1 Use) would normally require such a facility to provide a maximum of 10 no. parking spaces within the curtilage of the site. However, the surgery / property has no vehicular access or any off-street parking provision.

The proposed 4 no. bedsits / studio flats (assumed Class C3 Use) would normally be required to provide a maximum of 6.5 spaces. However, a reduced number of parking spaces would normally be considered acceptable given the sustainable location of the property.

I understand that there is a significant on-street parking problem in this area including indiscriminate parking which occurs due to the busy nature of the surgery. However, although there is no parking provision proposed for the proposed flats, the reduced parking demand from the proposed flats compared with the surgery would be considered a significant benefit in highway terms.

I assume anybody living at the proposed dwelling who does own a car is likely to park along Court Road in those areas not covered by parking restrictions which will be predominantly during the evenings and weekend. It is considered likely that such properties would appeal to those people who do not own a car.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

Peter Douthwaite

m Service Manager Environment