

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2016/0313	Your Ref:	KH/P/2016/0313
Date:	15 th April 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 340 527 10 Windermere Road, Acton, Wrexham.

Development: Change of use to house in multiple occupation for 11 no. occupants (an increase from 6 occupants)

I refer to your consultation dated 11/04/2016 in respect of the above.

The proposed development site is located on the corner of Windermere Road and Kendall Drive. Both roads are unclassified and subject to a 30mph speed limit. However, typical speeds are considered to be less than 30mph given the geometry of the road.

The dwelling appears to be served by 2 no. existing access points:-

Access (off Kendall Way)

This access provides parking provision for at least 4 no. vehicles and is served by an existing dropped kerb.

Access (off Windermere Road)

This access provides parking provision for approximately 2 no. vehicles. However, this access does not have a suitable dropped kerb. I would therefore recommend that the applicant applies for s.184 consent to lower the kerb and strengthen the footway at the point of access.

Based on LPGN 16 requirements, a HMO requires a maximum of 1 car space per 2 bed spaces. The proposed HMO for 11 no. occupants would therefore normally require a maximum of 5.5 parking spaces. The proposed level of parking provision at the site is therefore considered acceptable.

However, I would recommend that the applicant submits a suitably scaled layout plan indicating the proposed parking spaces within the curtilage of the site.

I therefore have no objections to the proposed development on highway grounds and recommend any permission includes the following conditions:-

CONDITIONS

- ZJ23** **(PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained. and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.
- NONSTD** **PAVEMENT CROSSING (ACCESS OFF WINDERMERE ROAD)**
050R Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

E05NA FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



 Service Manager Environment