

MEMORANDUM



From: Infrastructure Manager

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2011/0704

Your Ref: SJG/P/2011/0704

Date: 30th November 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 513 130 Rhosddu Road, Wrexham.

Development: Change of use of former public house to house in multiple occupation (HMO).

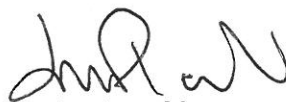
I refer to your consultation / email dated 18/11/2011 including site layout plan (Drg. No. U004/004 – Dated Nov 2011) in respect of the above.

I understand that the applicant wishes to initially provide 6 no. student flats (12 bedspaces) on the ground floor. LPGN 16 would normally require 1 space per 2 bedspaces which would require the provision of 6 no. parking spaces. The submitted layout plan indicates the provision of 10 no. parking spaces which is considered adequate. I would recommend that these spaces are clearly marked out with white lining material prior to occupation.

However, it is not clear what the first floor will be used for in the short term. Could you please ask the applicant to clarify this use.

Supplementary Notes

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


Infrastructure Manager