

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0775 **Your Ref:** JS/P/2010/0775
Date: 20th September 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 499 Storage Building to rear of 17 to 19 Pen Y Bryn, Wrexham.
Development: Conversion to 2 no. 1 bed apartments for student accommodation.

I refer to your consultation dated 14/09/2010 in respect of the above.

The proposed development site is located on Pen Y Bryn which is a busy, classified road subject to a 30mph speed limit.

The majority of properties along this section of Pen Y Bryn have no off street parking provision. The majority of Pen Y Bryn is subject to a traffic regulation order (double yellow lines) which prohibits on street parking. However, there are a limited number of on street parking bays along this section which permit up to 30 minutes waiting. There is a public car park to the rear of the development site off Chapel Street but demand for these spaces is particularly high.

The development site itself does not appear to have any vehicular access or off street parking provision.

I understand that the development site was previously used for storage. Based on B8 usage, LPGN 16 would normally require the provision of 1 no. car space per 100m² gross floor space. For a gross floor space of 207m², such a facility would normally require a maximum of 2 no. parking spaces. However, I understand that no parking provision is currently available at the development site.

In terms of student accommodation, LPGN 16 would require a maximum of 1 car space per two bedspaces. I assume that 2 no. one bedroom flats would therefore require a maximum of 1 no. parking space shared between the two units. The proposed development would therefore appear to have a reduced demand for parking provision compared with its current use particularly as students may well not own cars. This does however rely on any proposed consent restricting use to student accommodation.

Assuming that the proposed development site will be restricted to student accommodation, I would have no objections on highway grounds.

However, If the proposed units are not restricted to student accommodation then it may be considered appropriate in this instance to request a commuted sum in lieu of any perceived shortfall in parking provision.

Supplementary Notes

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

A handwritten signature in black ink, appearing to read "Paul", with a stylized flourish at the end.

PP Operational Manager Traffic & Transportation