

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0310 **Your Ref:** KH/P/2010/0310
Date: 26th April 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 331 497 30 Ruabon Road, Wrexham.

Development: Change of use from residential to house in multiple occupation (in retrospect).

I refer to your consultation dated 19/04/2010 in respect of the above.

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

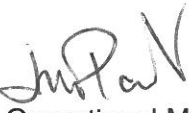
The majority of properties along this section of Ruabon Road have no off street parking provision and typically park along both sides of the street. Although the proposed development has no off street parking provision and has the potential to result in an increase in demand for off street parking given the proposed number of bedrooms compared with its previous use, the occupants may well be students who do not own cars.

LPGN No. 5 states that "if parking facilities cannot be provided within the site curtilage they may be provided along the road frontage of the premises where it causes no traffic problems".

However, 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.


Operational Manager Traffic & Transportation