

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0953 **Your Ref:** SW/P/2019/0953
Date: 7th December 2020

Town and Country Planning Act 1990

Section 78 Appeal @ 2 Oxford Street, Wrexham.

I refer to your consultation / email dated 02/11/2020 in respect of the above.

I am satisfied with the previous response made to this application (copy attached) and wish to inform you that I have no further comments to add.



Chief Officer, Environment & Technical

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0953 **Your Ref:** MP/P/2019/0953
Date: 9th January 2020

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 340 501 2 Oxford Street, Wrexham.

Development: Change of use of existing 3 bed dwelling into 5 bed (single occupancy) house in multiple occupation (HMO) and construction of new access and a car parking space to side of dwelling.

I refer to your consultation dated 02/01/2020 in respect of the above.

The proposed development site is located on Oxford Street which is an unclassified, residential road subject to a 30mph speed limit.

Oxford Street suffers with significant on-street parking due to the majority of properties having no suitable off-street parking provision. I understand that some people who work in the town centre park in this locality during the day which adds to the problem.

I understand that the existing property is 3 bedroomed. LPGN 16 would normally require a maximum of 3 parking spaces for such a property. The proposed 5 bedroom HMO would require a maximum of 4 parking spaces and provision of 1 cycle parking space per 2 bedrooms HMO via a safe, secure and preferably covered cycle parking area located within the curtilage of the site. Cycle storage appears to be indicated to the rear of the property.

The submitted layout plan (Drg. No. OS/PD/04 Rev B) indicates the provision of a single off road parking space on the southern side of the property which is considered acceptable. In order to utilize this space a dropped kerb crossing will need to be constructed which will require s.184 consent (see note). There is an existing lighting column in this location which will need to be relocated. I would recommend that the applicant liaises with our Street Lighting Section – contact Paul Rogers on Tel: 01978 729673.

In comparison, both the existing dwelling and proposed HMO have a maximum shortfall of 3 parking spaces. It is therefore considered that the proposed development is unlikely to result in an increase in parking demand compared with its current residential use.

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

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

NONSTD NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point.

ZJ07 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ38 PAVEMENT CROSSING

026R 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.

NONSTD SUBMISSION OF FURTHER DETAILS (Relocation of existing lighting column)

026R No part of the development shall commence until a scheme detailing the following has
E06N been submitted to and approved in writing by the Local Planning Authority: **delete as**
E07N **appt ***

- 1) *Re-location of existing lighting column fronting the existing dwelling.*

The scheme as is approved shall be fully implemented prior to first use of the development.

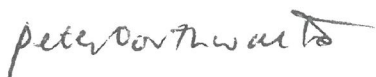
Supplementary Notes

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.



 Chief Officer, Environment & Technical