

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0863 **Your Ref:** SEH/P/2019/0863
Date: 2nd December 2019

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

Location: O. S Grid Ref: 333 500 Albion Hotel and Soul Suite, 1 Pen y Bryn, Wrexham.
Development: Change of use of existing ground floor public house and first and second floors hotel accommodation into (Class Use C4) 11 no. bedroom, single occupancy, house in multiple occupation (HMO).

I refer to your consultation dated 27/11/2019 in respect of the above.

Access

The development site is located on the corner of Pen y Bryn (Classified) and Chapel Street (Unclassified) which are both subject to a 30mph speed limit.

There is an existing access / entrance located to the rear of the premises off Chapel Street. However, I assume that this is used for re-cycling / bin storage. It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway. I would strongly recommend that you consult with our Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

There would appear to be an existing cellar / beer hatch located in the footway along Chapel Street. I would recommend that this feature is closed up and reinstated to standard footway construction. The applicant will be required to use paving material consistent with the existing footway surfacing (ie/ granite paving units). The applicant will be required to enter into a s.278 agreement with the Council to carry out these works (see note).

Parking and Turning Provision

I understand that the proposed development comprises an existing bar area on the ground floor (132m² public floor space) and 7 bedrooms on the first and second floors. Based on LPGN 16 requirements, the existing public house / hotel accommodation would require a maximum of 40 parking spaces.

In comparison, the proposed 11 bedroom HMO would require a maximum of 7 parking spaces based on LPGN 16 requirements.

There is no off street parking available at the property. However, the proposed use has significantly reduced parking demand in comparison with the existing use. The site is located in close proximity to the town centre and may be considered to be in a sustainable location. Such a development may well be attractive to those people who don't own a car.

Adequate bicycle storage will be required at the site. LPGN 16 requires the provision of 1 secure cycle parking space per 2 bedrooms. No details of such provision has been provided.

I would have no objections in principle to the proposed development and recommend any permission includes the following condition:-

CONDITION

NONSTD SUBMISSION OF FURTHER DETAILS (FOOTWAY REINSTATEMENT)

026R No part of the development shall commence until a scheme detailing the permanent
E06N closure of the existing beer hatch along Chapel Street and reinstatement to footway
E07N construction has been submitted to and approved in writing by the Local Planning
Authority: ***delete as appt ****

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

Notes to Applicant

- *The proposed scheme should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.278 of the Highways Act 1980.*

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

Supplementary Notes

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



 Chief Officer, Environment & Technical