

MEMORANDUM

From: Planning Control Manager **To:** Chief Officer Planning & Regulatory
Our Ref: PR/DC/P/2019/0376 **Your Ref:** KH/P/2019/0376
Date: 21st May 2016

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

Location: O. S Grid Ref: 337 495 46 Beechley Road, Wrexham.

Development: Increase occupancy of existing HMO from 6 occupants to 8 occupants to allow for 2 couples to share.

I refer to your consultation received on 16/05/2019 in respect of the above.

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

There are a significant number of residential properties in this area that have no off-street parking facilities. This results in a number of vehicles being parked on the carriageway in the vicinity of the development site.

LPGN 16 would normally require a maximum of 4 parking spaces for the existing 6 bedroomed property with 6 occupants and also a maximum of 4 spaces for the proposed 6 bedroomed property with 8 occupants.

Based on LPGN 16 requirements, it is accepted in theory 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.

Supplementary Notes

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



 Planning Control Manager