

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0607 **Your Ref:** SEH/P/2019/0607
Date: 3rd September 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 337 495 44 Beechley Road, Wrexham.

Development: Change of use to 6 bedroom house in multiple occupation (HMO) – Single Occupancy.

I refer to your consultation received on 20/08/2019 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 and along the adjoining roads.

LPGN 16 would normally require a maximum of 3 parking spaces for the existing 3 bedroomed property. However, maximum standards would not be required for this property given its relatively sustainable location. The property currently has no off –street parking provision.

The proposed HMO appears to consist of 6 no. bedrooms with single occupancy. LPGN 5 would normally require a maximum of 4 parking spaces for the 6 bedroom HMO.

LPGN 16 requires provision for 1 secure cycle parking space per 2 bedrooms. Details of such provision does not appear to have been provided.

It is therefore considered likely that the proposed development will result in an increase in parking demand compared with its current residential use.

I would therefore recommend that the application be **REFUSED** for the following reason:-

The proposed development does not make adequate provision for the parking of vehicles clear of the adjoining carriageway.

Supplementary Notes

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

Peter D. A. Hewitt

W Chief Officer, Environment & Technical