

MEMORANDUM

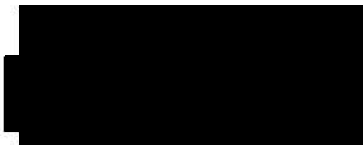
From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: PR/DC/P/2018/0092 **Your Ref:** SW/P/2018/0092
Date: 9th July 2019

Town and Country Planning Act 1990

Section 78 Appeal @ 15 Mold Road, Wrexham.

I refer to your consultation / email dated 04/07/2019 in respect of the above.

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



Rn Chief Officer, Environment & Technical

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0092

Your Ref: KH/P/2018/0092

Date: 9th February 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 328 508 15 Mold Road, Wrexham.

Development: Change of use to HMO together with single-storey extension.

I refer to your consultation received on 11/08/2016 in respect of the above.

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

The property does not appear to have any off-road parking but relies on either parking in the layby along Mold Road or to rear of the site off Primrose Way. A number of properties appear to use the rear area of Primrose Way to park.

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.

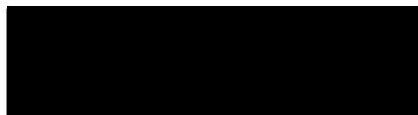
The proposed HMO appears to consist of 4 no. bedrooms which appears to comprise 6 no. bedspaces. LPGN 5 would normally require 1 parking space per 2 bedspaces which would equate to a maximum requirement of 3 parking spaces.

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.

Supplementary Notes

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



nm Service Manager Environment