

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment
Our Ref:	P/2019/0461	Your Ref:	P/2019/0461
Date:	17 July 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3100 5134 21 to 22 Weston Road, New Broughton

Development: Change of use of dwelling to 5 bedroom single occupancy house in multiple occupation (HMO)

I refer to your consultation dated 19 June 2019 in respect of the above.

The site access is located on a classified highway subject to a 30mph speed limit for which Welsh Government recommends visibility splays measuring 2.4 x 43m. It would appear possible to achieve these splays from the proposed access locations subject to the removal of the existing 2m high close board fence along the Bersham Road boundary of the site.

The proposed access is directly opposite an access serving a bus depot.

Current council policy requires any new access on a classified highway to provide a turning facility within the curtilage of the site; this is to ensure that a vehicle is able to enter and leave the site in a forward gear. The proposed parking layout does not provide a turning facility and is a concern given its proximity to the bus depot directly opposite.

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 side roads.

For HMO use LPGN 16 recommends a maximum of 4 car spaces for the first 6 bedrooms; in this instance, for a 5 bedroom HMO, a maximum requirement of 4 spaces is recommended. LPGN 16 would normally require a maximum of 3 parking spaces for the existing 3 bedroom property.

Given the significant existing car parking issues in close proximity to the dwelling I am unable to support the application in its current format.

I would recommend that the application is refused for the following reasons.

- The proposed development does not make adequate provision for the parking and turning of vehicles clear of the public highway.

peter dosthwaite

Sp Service Manager Environment