

MEMORANDUM

From: Planning Control Manager **To:** Chief Officer Planning & Regulatory
Our Ref: PR/DC/P/2019/0378 **Your Ref:** SEH/P/2019/0378
Date: 21st May 2019

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

Location: O. S Grid Ref: 333 510 2 Spring Road, Wrexham.
Development: Change of use of vacant retail building to dwelling.

I refer to your consultation received on 17/5/2019 in respect of the above.

The proposed development site is located on an unclassified, residential road subject to a 30mph speed limit. Spring Road is a one-way street with access onto Rhosddu Road only.

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.

LPGN 16 would normally require a maximum of 4 parking spaces for the existing shop. However, maximum standards would not be required for this property given its sustainable location. The existing shop / proposed property currently appears to have no off –street parking provision.

The proposed 1 bedroom property would normally require a maximum of 1.5 parking spaces.

It is therefore considered that the proposed dwelling is unlikely to result in an increase in parking demand compared with its current retail use. The property is also located in relatively close proximity to the town centre.

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.

