

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0749	Your Ref:	MP/P/2017/0749
Date:	12 th September 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 509 36 Rhosddu Road, Wrexham.

Development: Conversion of basement to 1 bedroom self-contained apartment and ground & first floors into 5 bedroom house in multiple occupation (HMO).

I refer to your consultation dated 11/09/2017 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 side roads.

LPGN 16 would normally require a maximum of 4 parking spaces for the existing 5 bedroomed property. However, maximum standards would not be required for this property given its sustainable location. The property currently has no off –street parking provision.

The proposed development would appear to comprise 1 no. one bedroomed self-contained flat in the basement and 5 no. bedrooms within the ground and first floors in the form of HMO accommodation.

The proposed one bedroom apartment would normally require a maximum of 1.5 spaces. I understand that our Public Protection Section will be limiting the HMO element of the property to a maximum of 4 single rooms and 1 double room ie/ 6 bedspaces. This would equate to a total maximum requirement of 4.5 spaces for the proposed accommodation.

On this basis, it is considered that there would be no significant increase in parking demand compared with the existing dwelling and I would 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.

Peter Douthwaite

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Service Manager Environment