

MEMORANDUM

From:	Planning Control Manager	To:	Chief Officer Planning & Regulatory
Our Ref:	PR/DC/2019/0445	Your Ref:	SEH/P/2019/0445
Date:	18 th June 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 328 502 28 Bright Street, Wrexham.

Development: Conversion of existing three bed dwelling into 2 no. two bed dwellings.

I refer to your consultation dated 14/06/2019 in respect of the above.

Access

The proposed development site is located at the western end of Bright Street which is an unclassified, residential road subject to a 30mph speed limit. Bright Street has been gated off at its western end separating it from Llys David Lord. I understand that this was carried out to prevent "rat-running" between streets in this area. Bright Street has no formal turning head which makes it awkward for vehicles to turnaround when exiting onto Bradley Road.

Parking and Turning Provision

Properties along this street typically have no off-street parking provision. As a result the street suffers with on-street parking. The existing property has no off-street parking provision.

The existing 3 bedroom property would normally be required to provide a maximum of 3 parking spaces in accordance with LPGN 16. However, maximum parking provision would not normally be required in this instance given its proximity to the town centre. The proposed 2 no. 2 bed properties would normally require a maximum of 4 parking spaces.

Given that the proposed development has the potential to result in an increased parking demand at the site, I would normally recommend any application be refused on lack of parking provision. However, I understand that the property formally comprised 2 no. 2 bed dwellings which would in theory have required the same level of parking provision as the proposed development. Assuming this to be the case, 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, 3, 4 & 5 of the supplementary notes.

peter arthurs

m Planning Control Manager