

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0674	Your Ref:	KH/P/2017/0674
Date:	22 nd August 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 330 505 61 Regent Street, Wrexham.

Development: Conversion of existing commercial property into 5 bedroom HMO.

I refer to your consultation dated 16/08/2017 in respect of the above.

The proposed development site is accessed off Union Road which is a narrow, unclassified road (cul de sac) subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 10mph given the geometry of the road.

The existing offices have 6 no. parking spaces located to the rear of the site in a car park shared by adjoining businesses.

Based on LPGN 16 requirements, the existing offices (assumed Class A2 – Financial & Professional Services – 140m² gfa) would have required a maximum of 7 parking spaces. In comparison, the proposed 5 bedroom HMO would require a maximum of 2.5 (3). This is based on the assumption that the rooms have single beds. If all rooms had double beds then a maximum of 5 parking spaces would be required. The proposed development will in theory result in a reduced parking demand at the development site compared with its previous use. Parking provision for the proposed apartments (6 no. spaces) is considered adequate.

The potential for on-street parking problems in this area as a result of this development is low given the existing traffic regulation orders in place.

The site is located in a sustainable location within easy walking distance to public transport and the town centre.

I would therefore advise you that I do not have any objections to the proposed development on highway grounds and recommend any permission include the following condition:-

CONDITION

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing no. 775/L(9)01 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

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

peter domwante

SM Service Manager Environment