

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0736	Your Ref:	MP/P/2017/0736
Date:	5 th September 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 327 497 45 Alexandra Road, Wrexham.

Development: Conversion from dwelling to a 4 bedroom house in multiple occupation (HMO).

I refer to your consultation dated 05/09/2017 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 3 parking spaces for the existing 3 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 HMO appears to consist of 4 no. bedrooms all with double beds ie/ 8 no. bedspaces. LPGN 5 would normally require 1 parking space per 2 bedspaces which would equate to a maximum requirement of 4 parking spaces.

In theory, it is considered that the proposed development is likely to result in an increase in parking demand compared with its current residential use which has the potential to exacerbate existing on-street parking issues. However, I understand that our Public Protection Section will be limiting the property to a maximum of 2 single rooms and 2 double rooms ie/ 6 bedspaces. This would equate to the maximum requirement of 3 no. parking spaces.

On this basis, it is considered that there would be no 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.

pethu dathwante

Mr. Service Manager Environment