

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0868	Your Ref:	MP/P/2017/0868
Date:	23 rd October 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 345 506 28 Moorland Avenue, Wrexham.

Development: Conversion of dwelling to 3 no. flats.

I refer to your consultation received on 11/08/2016 in respect of the above.

The proposed development site is located on an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

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. Given the significant difference in levels between the front garden and adjoining footpath (highway), it would appear difficult to accommodate any off-street parking provision.

The proposed 3 no. 1 bedroom flats would normally require a maximum of 4.5 parking spaces.

It is therefore considered that the proposed development is unlikely to result in any significant increase in parking demand compared with its current residential use.

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.

Peter Southworth

PS Service Manager Environment