

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2015/0872	Your Ref:	SEH/P/2015/0872
Date:	25 th November 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 329 496 73 Ruabon Road, Wrexham.

Development: Change of use to student accommodation (5 no. individual rooms and communal areas).

I refer to your consultation dated 24/11/2015 in respect of the above.

The proposed development site is located on the corner of Ruabon Road / Fairy Road which are both busy classified roads subject to a 30mph speed limit.

The sections of road fronting the proposed development site are subject to a traffic regulation order (double yellow lines) prohibiting loading and waiting.

The property is currently used as a doctors surgery which I understand has 5 no. consulting rooms. LPGN 16 would normally require such a facility to provide a maximum of 10 no. parking spaces within the curtilage of the site. However, the surgery / property has no vehicular access or any off-street parking provision.

The proposed 5 bedroomed dwelling (student accommodation) would normally be required to provide a maximum of 1 car space per 2 bed spaces. Assuming each bedroom represents 1 bed space, would equate to a maximum requirement for 2.5 no parking spaces. However, a reduced number of parking spaces would normally be considered acceptable given the sustainable location of the property.

I understand that there is a significant on-street parking problem in this area including indiscriminate parking which occurs due to the busy nature of the surgery. However, although there is no parking provision proposed for the 5 bedroomed dwelling (student accommodation), the reduced parking demand from the proposed property compared with the surgery would be considered a significant benefit in highway terms.

I assume any student living at the proposed dwelling who does own a car is likely to park along Court Road in those areas not covered by parking restrictions which will be predominantly during the evenings and weekend.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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



 Service Manager Environment