

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0185	Your Ref:	SEH/P/2012/0185
Date:	28 th March 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 497 86 Erddig Road, Wrexham.

Development: Change of use from residential to house in multiple occupancy (HMO) – In retrospect.

I refer to your consultation received on 14/03/2012 in respect of the above.

The proposed development site is located on the corner of Bath Road and Erddig Road which are both unclassified roads subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph due to the geometry of the road

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 4 parking spaces for the existing 5 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 consists of 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.

It is therefore considered that the proposed development is unlikely to result in an 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 Doonan

P.P.

Network and Infrastructure Manager