# MEMORANDUM

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| **From:** | Chief Officer, Environment & Technical | **To:** | Chief Officer Economy & Planning |
| | | **FAO:** | Sharon Holman |
| **Our Ref:** | ET/DC/PP/P/2025/0440 | **Your Ref:** | P/2025/0440 |
| **Date:** | 02/09/2025 | | |

**TOWN AND COUNTRY PLANNING ACT 1990**

**PROPOSAL: NEWID DEFNYDD ADEILAD O DDOSBARTH C3 ANNEDD I DDOSBARTH C4 HMO (UCHAFSWM DEILIADAETH 4 PERSON) / CHANGE OF USE OF BUILDING FROM CLASS C3 DWELLING TO CLASS C4 HMO (MAXIMUM 4 PERSON OCCUPANCY)**

**LOCATION: 122 RHOSDDU ROAD, WREXHAM, LL11 2NG**

I refer to your consultation / email dated 27/08/2025 in respect of the above.

**General**

The proposed development comprises the change of use from a 3 bedroom dwelling to a 4 bedroom HMO. The existing / proposed property does not appear to have any existing / proposed parking provision

**Access**

The proposed development site is located on Rhosddu Road which is a busy, classified road subject to a 20mph speed limit.

**Parking & Turning Provision**

In terms of parking and turning provision at the development site, the Local Highway Authority (LHA) comment as follows:-

Existing

It is understood that the existing dwelling is 3 bedroom for which LPGN 16 would require a maximum of 3 spaces. The existing property does not appear to have any existing parking provision.

Proposed

Based on LPGN 16 requirements, the proposed 4 bedroom HMO would require a maximum of 1 car space per bedroom up to a maximum of 4 spaces for between 1 to 6 bedrooms. This would equate to the maximum requirement of 4 parking spaces.

The revised plans do not indicate any proposed parking provision.

The proposed development would result in an increase in parking demand for one additional space compared with the existing 3 bedroom property. Given the nature of the proposed development, the property may well appeal to those people that do not own a car. Given the relatively sustainable location of the site, the LHA would raise no objections to the proposed development on highway grounds.

**Active Travel**

Cycle parking / storage shall be provided in accordance with LPGN 16 / Active Travel Guidance requirements.

Provision should be provided for 1 secure cycle parking space per 2 bedrooms HMO via a safe, secure and preferably covered cycle parking area located within the curtilage of the building. The applicant may wish to discuss these requirement with our Active Travel Section.

The LHA have emailed our Active Travel Section for comments on the revised plans in respect of any specific requirements for the proposed development. **The LHA will forward any comments when they are received.**

**Waste Collection / Recycling**

The applicant may wish to discuss these requirement with our Waste / Recycling Section.

The LHA have emailed our Waste / Recycling Section in respect of any specific requirements / comments on the revised plans for the proposed development (eg/ number/ type of bins, storage area & collection point). **The LHA will forward any comments when they are received.**

**Conclusion**

In conclusion, the LHA have no objections in principle to the proposed development subject to the approval of the revised Active Travel / Waste & Recycling details being considered acceptable.



On behalf of Chief Officer, Environment & Technical