

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0216	Your Ref:	P/2018/0216
Date:	26 March 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2909 4636 CS Beauty Academy, 39 Market Street, Rhos

Development: Extension of existing hair salon into adjoining flat (entire building to be commercial premises A1 use)

I refer to your consultation dated 22 March 2018 in respect of the above.

The site is located on Market Street; a classified highway subject to a 20mph speed limit. The site is located in the middle of the village shopping centre amongst a number of existing commercial / retail units. The site itself currently has an A1 planning class use on most of the ground floor and the rest is residential C3 use.

There is some limited car parking provision for the village shopping centre along Market Street and also a significant size car park to the rear of the building to which access is readily available. There is also off road car parking provision for approximately 4 vehicles on the rear driveway to the property.

Although the parking requirements for an A1 use are marginally greater than for the existing residential use, given that the site is located within the existing village shopping centre with adequate parking provision available I make no objections to the proposed development on highway grounds.

Peter Southworth

PS Service Manager Environment