

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0484	Your Ref:	P/2016/0484
Date:	8 June 2016		

Location: O. S Grid Ref: 2909 4635 Former Nat West Bank, 43 Market Street, Rhos
Development: Change of use of former bank to 2 no. dwellings

I refer to your consultation dated 31 May 2016 in respect of the above.

Parking provision for the development site is located with an existing access on to an unclassified highway, subject to a 20 mph speed limit. Visibility at the existing access is adequate.

There is adequate space to provide 2 parking spaces per dwelling.

I recommend any permission include the following conditions:

CONDITIONS

ZJ21 **MAXIMISING VISIBILITY**

038R

Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

ZJO9 **NO GATES**

033R

There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ22 **PARKING AND MANOEUVRING TO BE KEPT CLEAR**

035R

The vehicular parking and turning areas as shown on the approved drawing shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Peter Oathwaite

Service Manager Environment