

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0026	Your Ref:	P/2016/0026
Date:	5 February 2016		

Location: O. S Grid Ref: 2920 4623 1 Church Street, Rhos

Development: Change of use of shop to residential (2 no. flats)

I refer to your consultation dated 26 January 2016 in respect of the above.

The site is located on a classified highway subject to a 30 mph speed limit.

On street parking is restricted by a traffic regulation order in place on the highway fronting the development site and both sides of the carriageway are marked with double yellow lines.

There is no dedicated off road parking provision at the proposed development. The nearest car parking facility is the Bonc Wen car park some 200m away.

If this were an application for a new development I would recommend refusal.

However given its previous use as a shop with its own traffic generation then I would consider this development as an improvement on the existing.

It would be reasonable to assume that prospective tenants / purchasers would be aware of the lack of parking facility and that the development would be more likely to attract non car owners as a result.

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

Peter Darnley

Service Manager Environment