

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0915	Your Ref:	P/2015/0915
Date:	8 January 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3290 3463 WCBC Car Park and adjoining land , Bonc Wen, Rhos

Development: Residential development (social housing) 1 dwellings – 1 bungalow, 4 apartments, 3 pairs semi detached

I refer to your consultation dated 08 April 2015 in respect of the above.

The site consists of a car park, a community recycling facility and an area of land which previously housed a community centre and library.

The car park is accessed via the unclassified highways Bonc Wen and Brook Street. The area provides essential parking provision for the village centre which can be accessed on foot via a pedestrian link to the east of the site.

There is parking facility for approximately 48 vehicles although as the car park is not delineated adequately cars park haphazardly and reduce the capacity of the facility.

The site was granted outline planning permission in 2010 (P/2010/0243). There were a number of highway related conditions attached to that permission.

Condition 10 required the retention of a car park with a minimum of 42 spaces.

Condition 11 required improvements at the Bonc Wen junction with Brook Street

Condition 12 required a minimum carriageway width of 5m

Each of these conditions has been satisfactorily demonstrated on the submitted plans.

Condition 13 required details of an emergency access into the site. The Area Fire Safety Compliance Manager has stated that in the remote but possible chance that Brook Street was blocked on both sides of the carriageway for some time that they would seek to gain alternative access to the site by other means. They did not see any requirement for a separate emergency access to be provided.

The site will be served by an adopted highway of adequate design and layout for the traffic likely to be generated by the car park and residential development. Adequate turning facility is provided for refuse wagons.

A condition should be attached to ensure that the car parking provision is maintained throughout the construction of the development.

I recommend any permission include the following conditions:

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ 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.

ZJ37

026R

E06N

E07N

SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority: delete as appt*

- 1) Detailed layout, design, drainage and construction of the proposed new footway / carriageway,

The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ41

026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@.

ZJ45

026R

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

ZJ46

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NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

NONSTDC CAR PARK

026R

A minimum of 42 spaces shall be retained in the car park in accordance with details previously submitted to and approved in writing by the local planning authority.

Peter Oathwaite

Mr

Service Manager Environment