

MEMORANDUM



From: Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2011/0736

Your Ref: MP/P/2011/0736

Date: 2 November 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2780 4650 D & V Fuels workshop, Ty Canol Farm, Ty Canol Road, Rhos

Development: Demolition of existing storage unit and construction of new unit to house plastic and steel containers.

I refer to your consultation dated 10 October 2011 in respect of the above.

The site has an existing access on to a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road; Ty Canol Road is a narrow rural lane with few passing places. There is adequate visibility at the existing site access.

The site currently operates a cleaning and storage business from the existing 144 sq.m premises. The operation of the business requires large rigid lorries to deliver and distribute goods to and from the site. I noted on visiting the site that this can cause some problems both on the Ty Canol Road itself and also at the site entrance.

Given the inadequacy of the local highway network I would not wish to support any development that generated an increase in vehicular traffic.

The design and access statement submitted with the application refers to 'an expanding business'. The proposed extension to the existing business unit represents an 80% increase in floor space on the existing. I can only assume that a there will potentially be a significant increase in traffic generation as a result of the proposal.

I therefore recommend that the application is refused for the following reason:

The traffic generated by the proposed development would be contrary to through traffic interests generally and a likely source of danger to road users.

Note

If the applicant were to reduce the size of the extension and provide evidence that there will not be a significant increase in traffic generation then I may be prepared to review the response

Infrastructure Manager