

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0715

Your Ref: P/2010/0715

Date: 21 September 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2910 4610 The Old Gospel Hall, Church Street, Rhos

Development: Change of use of part of building to garage/store

I refer to your consultation dated 24 August 2010 in respect of the above.

The site has access on to a classified highway (B5097) subject to a 30 mph speed limit although the highway is traffic calmed and vehicular speed can be assumed to be no more than 25 mph.

Visibility from the access does not meet with TAN 18 requirements. The road is narrow and there is no footway on either side of the carriageway. On street parking is restricted by a traffic regulation order in place on the highway fronting the development site.

The site has permission to operate as a taxi office but the conditions stipulate that there is to be no site booking or waiting room and the car park is for the sole use of office staff not for the parking of taxis.

If as the application suggests the garage will be used purely for the parking of a single vehicle then it is likely to cause only a nominal increase in traffic generation and therefore not detrimentally impact on the highway.

I recommend any permission include the following condition:

CONDITIONS

NONSTDC NO VEHICLE REPAIRS

NONSTDR The garage shall not be used for motor vehicle repairs or servicing

For Operational Manager Traffic & Transportation