

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2010/1072

Your Ref: P/2010/1072

Date: 03 February 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2910 4630 28 Market Street, Rhos

Development: Renovation and conversion of previous bank premises to provide four apartments with associated parking area.

I refer to your consultation dated 21 December 2011 concerning the above.

The site is located at the junction of Market Street and Princes Road within a 30 mph speed limit although vehicular speed is considered to be no more than 15 mph due to the geometry of the road. There is a narrow footway along part of the site on Princes Road but this does not extend to the proposed access location.

There is a small car parking area to the rear of the site (marked on plan as Phase 2); this area belonged to the former bank premises but has been used for a number of years by people leaving their vehicles to shop in the village centre. Princes Road itself is also subject to on street parking by shoppers.

It is possible to achieve adequate visibility at the proposed site access although this will require the boundary wall of the site to be reduced to below 1m in height.

Parking provision will be below the recommendations of LPGN 16 but given that the site is in such a sustainable location I consider the provision of 1 parking space per apartment is adequate in this instance.

The proposed footway is considered to be of benefit although this will need to extend across the frontage of the site as demonstrated on the latest plans.

The application site has an existing A2 use but has very limited off road parking provision. Given its current class use there is potential for significant amount of traffic to be generated at the site and it is considered that the proposed redevelopment of the site will not have a detrimental impact on the highway.

I recommend any permission include the following conditions:

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. **C7626-06 REV A**

- ZJ07**
043R **ACCESS SURFACE (5 metres)**
Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
- ZJ09**
033R **NO GATES**
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ016**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 18 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ22**
035R **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing(s) No(s). C7626-06 Rev A 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.
- ZJ46**
026R **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.
- ZJ37**
026R **SUBMISSION OF FURTHER DETAILS**
E06N
E07N
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:
1) Detailed layout, design, drainage and construction of the proposed new footway,
The scheme as is approved shall be fully implemented prior to first use of the development.

NOTES

- E02N** **HIGHWAY SUPPLEMENTARY NOTES**
Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

E06N CONSTRUCTION OF FOOTWAY

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729689 for further guidance.



Infrastructure and Planning Manager