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Mr P Douthwaite
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Dear Mr Benton

Proposed development at Market Street / Princes Road, Rhos

Further to your recent letter in respect of the above site.

The site is located at the junction of Market Street and Princes Road, there is currently no vehicular access into the site and consequently no off road parking provision.

You enquired about the feasibility of converting the former bank into four small apartments.

The proposed access is located on an unclassified road subject to a 30 mph speed limit although vehicular speed is considered to be no more than 15mph due to the geometry of the road.

It is possible to achieve adequate visibility in both directions although this can only be achieved by reducing the height of existing boundary walls to below 1m in height.

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

However the proposed parking layout is not deemed adequate as it is considered that the spaces provided for plots 3 & 4 may cause manoeuvrability problems at the site access.

There is inadequate pedestrian provision in the vicinity of the site and I therefore recommend that the existing footway is extended along the full frontage of the site.

The enclosed plan demonstrates my recommendations.

- An access of minimum 4.5m width.
- Visibility splays of 2.4 x 18m to the centre line in both directions.
- No gates within 5m of the highway
- No water to flow from the access on to the highway.
- Car park to be hard surfaced in a bound material for at least 5m behind the highway boundary.
- New footway across site frontage – width to match existing.
- Car park layout as demonstrated.

If you are able to deliver such a scheme then I would be willing to support your proposal.

You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application that may be submitted.

I trust that this answers your query but if you have any further enquiries please feel free to contact me

Yours sincerely

Divisional Manager – Environment and Project Development