

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0800

Your Ref: P/2010/0800

Date: 15 October 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2910 4620 10 Church Street, Rhos

Development: First floor extension to provide larger living accommodation to first floor flat.

I refer to your consultation dated 22 September 2010 in respect of the above.

The proposed development is located within the 30 mph speed limit. The existing property is bounded by the unclassified highway Erwgerrig, the classified highway Church Street and an unadopted road to the south.

The existing takeaway has no formalised parking although there is adequate space to the west of the site which appears to be used as informal parking.

The proposed development will create a new dwelling which will require off road parking. The applicant has submitted plans demonstrating the provision of a single parking space which is considered acceptable given the proximity of the development to the village centre.

I recommend that any permission include the following conditions:

CONDITION

J45C VEHICLE PARKING AREA

035R The vehicle parking areas indicated on the approved plan shall be laid out, surfaced and drained prior to the first use of the buildings hereby granted and shall thereafter be retained for those purposes.

SUPPLEMENTARY NOTES

The applicants' attention should be drawn to the following supplementary notes: 1, 3, 4 & 5

Infrastructure and Planning Manager