

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0243

Your Ref: P/2010/0243

Date: 23 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2890 4630 Land at Bonc Wen, Rhos

Development: Outline application for residential development

I refer to your consultation dated 01 April 2010 in respect of the above.

The site consists of a car park, a housing estate office, a community recycling facility and an area of land which previously housed a community centre and library.

The car park is accessed via the unclassified highways Bonc Wen and Brook Street. The area provides essential parking provision for the village centre which can be accessed on foot via a pedestrian link to the east of the site.

There is parking facility for approximately 48 vehicles although as the car park is not delineated adequately cars park haphazardly and reduce the capacity of the facility. There is no designated area for vehicles to stop directly outside the recycling facility.

The car park junction with Bonc Wen junction needs relining to ensure that vehicles are aware that they should be giving way to vehicles coming from Bonc Wen / Brook Street. Visibility at the car park / Bonc Wen/ Brook Street junctions is adequate.

The proposed development formalises the parking spaces within the existing car park. A layby drop off point for the recycling facility is proposed alongside a dedicated highway of 5m width to serve a residential development of 9 dwellings on the land formerly housing the community centre and estate office.

I am aware of concerns over increased traffic generation as a result of this development. However given the previous uses of the site as a community centre/library I consider that the traffic generated by a small residential development is likely to be less than its previous use.

A car park survey was undertaken in March 2009 which revealed that the maximum occupancy of the site in any fifteen minute period was 29 spaces. The proposed development more than adequately caters for this although I would suspect that the number of spaces will be slightly reduced during reserved matters as I consider that there is a need to improved footway provision across the site.

The turning head demonstrated needs to be wider and should be designed to cater for the turning of a bus; as the plan is only indicative this issue can be addressed at reserved matters.

Some investigation into feasible improvements to the layout of Brook Street / Bonc Wen / car park junction is also required.

I recommend any permission include the following conditions:

CONDITIONS

NONSTDC TURNING HEAD

026R A turning head shall be constructed within the site prior to the first use of the development hereby approved, in accordance with details previously submitted to and approved in writing by the local planning authority.

NONSTDC FOOTWAY LINKS

026R Adequate pedestrian footway links shall be provided within the site in accordance with details previously submitted to and approved in writing by the local planning authority.

NONSTDC ROAD CONSTRUCTION

026R A 5m wide road shall be constructed from the junction with Bonc Wen to serve the residential development in accordance with details previously submitted to and approved in writing by the local planning authority.

NONSTDC CAR PARK

026R A minimum of 42 spaces shall be retained in the car park in accordance with details previously submitted to and approved in writing by the local planning authority.

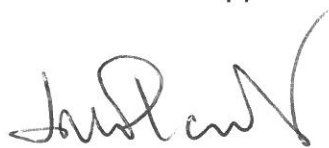
NONSTDC JUNCTION IMPROVEMENTS

026R Improvements shall be undertaken at the car park/ Bonc Wen / Brook Street junction in accordance with details previously submitted to and approved in writing by the local planning authority.

Note to applicant

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".



For Operational Manager Traffic & Transportation