

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0217

Your Ref: P/2010/0217

Date: 08 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2900 4650 Land off Hall Street, Rhos

Development: Outline application for residential development

I refer to your consultation dated 31 March 2010 in respect of the above.

The development site is located at the junction of a classified highway known as Hall Street and an unclassified highway known as Jones Street both within a 30 mph speed limit. Hall Street is subject to a one way traffic regulation order.

The southern part of the site is currently a public car park with access off Jones Street. The car park provides 13 parking spaces and is very well used by the public. The development provides 10 off road parking spaces for the proposed 8 apartments which given the proximity of the site to the village centre and the bus stop immediately adjacent to the site is considered adequate.

The access to the proposed car parking area has been located such that it is only possible to achieve visibility of approximately 2.4 x 10m to the west. This is considered inadequate - a minimum splay of 2.4 x 25m is recommended.

The application proposes to construct 8 apartments with associated off street parking but does not propose any alternative parking provision to replace the existing 13 public spaces. It is considered that the car park provides significant benefit to the community and the loss of 13 spaces is unacceptable unless replacement parking is provided.

I recommend the application be REFUSED for the following reasons:

- The proposed development does not make adequate provision for the replacement of 13 public car parking spaces that would be lost as a result of this proposal.
- The proposed access does not provide adequate visibility and its use would increase the likelihood of danger to road users.

For Operational Manager Traffic & Transportation