

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0780	Your Ref:	P/2017/0780
Date:	18 October 2017		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2951 4580 The Shop, 60 Stryt Las, Rhos
Development: Change of use of vacant shop to a branch veterinary surgery

I refer to your consultation dated 20 September 2017 in respect of the above site

The development site is located at the junction of Stryt Las, Wern Las and Tan y Bryn, all of which are subject to a 20mph speed limit.

The site has off road parking provision at the front of the building although parking spaces are not currently delineated. The site has an existing A1 class use as a convenience store which could potentially generate a significant amount of traffic.

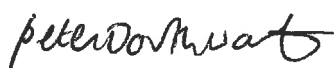
It is considered that the proposed use of the site as a veterinary surgery will generate less traffic movement than the potential generation from its existing planning class use.

In order to maximise off street parking provision the applicants must delineate 4 car parking spaces in accordance with the plans submitted. It may be necessary to widen the existing drop kerb to ensure that each parking space is easily accessible.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ22
035R **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ 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.


Service Manager Environment

an