

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0638	Your Ref:	P/2017/0638
Date:	6 September 2017		

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

Location: O. S Grid Ref: 3299 5267 Railbridge Court, Main Road, Rhosrobin
Development: Change of use from offices to beauty and hairdressing salon

I refer to your consultation dated 2 August 2017 in respect of the above.

The site is located on a classified highway subject to a 30mph speed limit.

The site will operate with a maximum of 5 staff at any one time, each on whom will have only one client at any one time.

The parking layout proposes 14 off road parking spaces available for staff and customers. This is considered to be adequate for the proposed use.

I therefore recommend that any permission include the following conditions:

CONDITIONS

**ZJ22
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PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on the approved drawing 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.

Peter Southworth

PS Service Manager Environment