

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0156	Your Ref:	P/2017/0156
Date:	13 March 2017		

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

Location: O. S Grid Ref: 2915 4629 Garage / store to the rear of 48 Market Street, Rhos

Development: Conversion of store to 2 bedroom dwelling

I refer to your consultation dated 27/02/17 in respect of the above site.

The development site is located on an unclassified highway subject to a 20mph speed limit although vehicular speed is no more than 10mph due to the geometry of the road,

The road giving access to the site is generally less than 4m wide and is not considered suitable for any further development. However the building has been used previously as garage / storage facility which has therefore established a limited traffic generation at the site.

There is adequate space to park a vehicle off road. Given its proximity to the centre of the village the site is in a highly sustainable location.

I recommend that any permission include the following conditions:

CONDITIONS

- | | |
|----------------------|--|
| ZJ21
038R | MAXIMISING VISIBILITY
Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction. |
| 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.

Peter D. M. W. A. K.

Mr Service Manager Environment