

# MEMORANDUM



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**From:** Service Manager Environment

**To:** Head of Community Well Being  
and Development

**Our Ref:** P/2016/0484

**Your Ref:** P/2016/0484

**Date:** 17 October 2016

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**Town and Country Planning Act 1990**

**Section 78 Appeal at Former Nat West Bank, 43 Market Street, Rhos**

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of that response is attached for your information.



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Service Manager Environment

# MEMORANDUM



**From:** Service Manager Environment  
**To:** Head of Community Well-being and Development  
**Our Ref:** P/2016/0484  
**Your Ref:** P/2016/0484  
**Date:** 8 June 2016

**Location:** O. S Grid Ref: 2909 4635 Former Nat West Bank, 43 Market Street, Rhos  
**Development:** Change of use of former bank to 2 no. dwellings

I refer to your consultation dated 31 May 2016 in respect of the above.

Parking provision for the development site is located with an existing access on to an unclassified highway, subject to a 20 mph speed limit. Visibility at the existing access is adequate.

There is adequate space to provide 2 parking spaces per dwelling.

I recommend 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.

**ZJO9  
033R** **NO GATES**

There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

**ZJ22  
035R** **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.

  
Service Manager Environment