

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well Being
and Development

Our Ref: P/2016/0706

Your Ref: P/2016/0706

Date: 20 October 2016

Town and Country Planning Act 1990

Section 78 Appeal at Birmingham House, 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.

A handwritten signature in black ink, appearing to read 'Peter Dornan'.

PD Service Manager Environment

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0706	Your Ref:	P/2016/0706
Date:	16 August 2016		

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

Location: O. S Grid Ref: Birmingham House, Market Street, Rhos
Development: Conversion of retail unit and sub division of existing dwelling to form 3 no. dwellings

I refer to your consultation dated 25 July 2016 in respect of the above site.

There is currently an A1 retail use and also a 5 bedroom dwelling at the site. LPGN 16 parking recommendations for the retail use would amount to 3 spaces; the 5 bed house would require 4 spaces. There is currently off road parking space for only 2 vehicles through an access with severely substandard visibility.

For the proposed conversion to two x 2 bed house and one x 1 bed house, LPGN 16 recommends the provision of 6 spaces. The development proposes three off road parking spaces with improved visibility at the access.

The retail use has the potential to generate significant vehicular traffic. The conversion would also eliminate any delivery issues that a retail use can create.

Given the overall improvement in parking provision and the potential reduction in traffic generation in the vicinity of the site it is considered that the development is acceptable in highway terms.

I recommend that any permission include the following conditions:

CONDITIONS

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.
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**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.

**ZJ07
043R**

ACCESS SURFACE (5 metres)

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

**ZJ46
026R**

NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

NOTES

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

Peter O'Connell

Pf Service Manager Environment