

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0240

Your Ref: MP/P/2012/0240

Date: 01 May 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2780 4650 D & V Fuels workshop, Ty Canol Farm, Ty Canol Road, Rhos

Development: Demolition of existing storage unit and erection of more modern safer replacement building with office and catering facilities.

I refer to your consultation dated 3 April 2012 in respect of the above.

The site has an existing access on to a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road; Ty Canol Road is a narrow rural lane with few passing places. There is adequate visibility at the existing site access.

The site currently operates a cleaning and storage business from the existing 144 sq.m premises. The operation of the business requires large rigid lorries to deliver and distribute goods to and from the site. I noted on visiting the site that this can cause some problems both on the Ty Canol Road itself and also at the site entrance.

Given the inadequacy of the local highway network I would not wish to support any development that generated an increase in vehicular traffic.

The external area of the site is currently used for storage, leaving only a restricted area for the parking / turning and loading of vehicles. Consequently much of the loading operation appears to be undertaken on the adjacent highway.

According to the design and access statement the proposal will not increase the number of vehicles going to the site. It is intended that the extension will enable the business to enclose the storage and workshop in the new build and leave the external area exclusively for parking, turning and loading

The proposal appears to streamline the operation of the site and will hopefully reduce the amount of parking and loading that currently takes place on the highway.

I therefore recommend that any permission include the following condition;

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LOADING, UNLOADING AND PARKING OF VEHICLES

Prior to first use of the development, facilities for the loading, unloading, parking and turning of vehicles shall be fully laid out, surfaced and drained in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The facilities as approved shall thereafter be permanently retained and kept free of any obstruction, and made available solely for these purposes only.

P.P. *Peter Doonan*
Network and Infrastructure Manager