

MEMORANDUM



From: Network and Infrastructure Manager To: Chief Planning Officer

Our Ref: PD/2012/0332

Your Ref: P/2012/0332

Date: 16 July 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3291 3461 The Old Gospel Hall, Church Street, Rhos

Development: Demolition of taxi office, erection of two no. one bedroomed flats and formation of vehicular access.

I refer to the revised consultation dated 28 June 2012 in respect of the above.

The site currently operates as a taxi office. The existing access suffers from substandard visibility at the access on to Church Street and there is no pedestrian provision in the vicinity of the site.

The proposed scheme provides a new access on to Wern Lane and a new 1.2m wide footway around the full frontage of the site on both Wern Lane and Church Street. Although Wern Lane itself is below current design standards it is considered that the scheme offers significant benefit to pedestrians in an area lacking in adequate footway provision.

The new access will provide adequate visibility on to Wern Lane. Visibility at the junction of Wern Lane and Church Street will be protected by an appropriate planning condition.

The existing street light at the junction of Wern Lane and Church Street will need to be relocated as part of any proposed footway scheme.

One parking space per dwelling is provided, which although marginally below standard is considered appropriate given that the site is located on a busy bus route and is in close proximity to the facilities available in the village centre.

A 6m wide vehicular access has been provided to ensure that adequate manoeuvrability is achievable for vehicles entering and exiting the site.

I recommend that any permission include the following conditions:

CONDITIONS

NONSTDC SUBMISSION OF FURTHER DETAILS

026R

E06N

E07N

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Detailed layout, design, drainage and construction of the proposed new footway,
- 2) Proposed relocation of the street light on Wern Lane junction with Church Street

The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ22

PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

The vehicular parking and turning areas as shown on the approved drawing(s) ref SW/RHOS/01/A shall be 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.

ZJ15

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 15 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ07

ACCESS SURFACE (5 metres)

043R

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.

ZJ09

NO GATES

033R

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

ZJ11

ACCESS WIDTH

039R

The vehicular access hereby approved shall be a minimum width of 6 metres.

NONSTDC

MAXIMISING VISIBILITY (Wern Lane junction with Church Street)

038R

Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the near side edge of the adjoining highway (Church Street) for a distance of 2.4 metres measured back from the adjoining highway (Wern Lane) 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.

NONSTDC NEW 1.2 METRE FOOTWAY

050R Prior to first use of the development a 1.2m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R 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

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

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.

NONSTDN CONSTRUCTION OF FOOTWAY

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729696 for further guidance.

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