

MEMORANDUM



From: Service Manager, Environment

To: Chief Planning Officer

Our Ref: PD/2012/0010

Your Ref: JS/P/2012/0010

Date: 03 February 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2960 4610 Site of former Ysgol y Wern School, Hill Street, Rhos

Development: Demolition of existing school buildings and erection of 15 no. residential dwellings.

I refer to your consultation dated 6 January 2012 in respect of the above.

The development site has an existing access on to a classified highway subject to a 30mph speed limit although vehicular speed is considered to be no more than 25mph due to the traffic calming scheme fronting the site.

Visibility at the site access is considered to be concurrent with Welsh Assembly guidelines; however the access is only 4m wide and will require widening to a minimum of 4.8m to permit the simultaneous passage of vehicles. The access amendments will require the removal of some of the existing concrete bollards around the site access. The existing 'KEEP CLEAR' road markings will also need to be removed.

Due to the existing alignment of the bus stop layby and the site access there is potential for conflict between vehicles. I therefore recommend that the bus stop layby be closed. I have discussed the proposal with the Councils Transportation officers who are not concerned over the loss of the layby as long as a bus stop and raised kerbs are retained in this location.

The access road into the proposed site is considered to be of adequate design and layout. Parking provision is in accordance with the maximum standards of LPGN 16.

I would recommend any planning permission include the following conditions:-

CONDITIONS

ZJ22

PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

The vehicular parking and turning areas as shown on approved drawing No. HO59/008 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

ZJ15
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33metres in both directions measured to the nearside 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 nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ41
026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. HO59/008

ZJ11
039R

ACCESS WIDTH

The vehicular access hereby approved shall be a minimum width of 4.8 metres.

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 of the design, drainage and construction of the closure of the existing bus stop layby on Hill Street.
- 2) Detailed layout of the design, drainage and construction of the revised site access at Hill Street, to include removal of bollards and road markings.
- 3) Detailed layout of the design, drainage and construction of the proposed new carriageway and footways, to include a scheme of street lighting.

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

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.

NONSTDC NO ACCESS

026R

There shall be no means of vehicular access to the development from either Wern Lane or Pen y Graig.

Peter Oosthuizen
Ap. Service Manager, Environment