

MEMORANDUM



From: Service Manager, Environment

To: Chief Planning Officer

Our Ref: PD/2012/0061

Your Ref: SEH/P/2012/0061

Date: 24 February 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2890 4670 Sunday school building adjoining Bethlehem Chapel, Hall Street, Rhos

Development: Conversion of redundant school house to 3 no. residential dwellings

I refer to your consultation dated 30 January 2012 in respect of the above.

The site is located on a classified highway subject to a 30 mph speed limit for which Welsh Government guidelines recommend visibility splays of 2.4 x 43m. The existing vehicular access to the site suffers from substandard visibility in both directions.

Given the shortfall in visibility I would not normally wish to support any proposed development that increased traffic generation through a substandard access.

However some consideration must be given to the potential use of the existing Sunday school building under its current D1 planning class use. Given the variety of potential uses for the site it is considered that a conversion to residential units is unlikely to generate additional traffic movements from the existing access.

There is ample space within the site to provide parking for both the existing Church use and for the proposed residential use.

I recommend that any permission include the following conditions:

CONDITIONS

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

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The vehicular parking and turning areas as shown on approved drawing(s) No(s). 6815/L(9)01 rev B 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.

P.P. Peter Do Anwa
Service Manager, Environment