

INTERNAL MEMORANDUM

Your Ref.: P/24/0050

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To: Town Planning – Development Control

FAO: Adam Foote

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 25/03/2024

OBSERVATIONS BY THE ENGINEERING AND HIGHWAYS DIVISION IN RESPECT OF DEVELOPMENT AFFECTING EXISTING OR PROPOSED PUBLICLY MAINTAINED HIGHWAY

PROPOSED DEVELOPMENT

Proposed Erection of 10, 6 person glamping tents, mobile toilet cubicles and mobile shower block at Land To The West Of Ynysygored Cottages Aberfan Road Aberfan.

PLANNING HISTORY

None Indicated.

HIGHWAY ASSESSMENT

Access

Access to the proposed site would be via Bronheulog Terrace, Aberfan. If attending the site vehicles would be required to travel along a non-adopted track which only allows single flow traffic.

The site is also accessible via public transport with there being a bus stop installed directly adjacent to the site.

The proposed means of access gives no undue cause for concern subject to the construction of an adequate vehicular crossover over on Bronheulog Terrace to access the site. A condition to this effect is requested below.

Parking

Although a parking area has been indicated within the plan “*Proposed Site Plan Drawing No. P s.01*” further details of parking arrangements would be required in relation to the number of spaces that are being provided within the given area, a condition to this effect is requested below.

RECOMMENDATION

No highway objection is raised subject to the following condition(s):

1. Notwithstanding the submitted plans, development shall not commence until details of the required vehicular footway crossover shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented on site prior to beneficial occupation of the dwelling.

Reason: To ensure the adequacy of the proposed footway and vehicular crossovers, in the interests of highway safety and the free flow of traffic.

2. Notwithstanding the submitted plans, development shall not commence until further details for off-street parking spaces have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented.

Reason: To ensure the site provides enough space for vehicles to park off the public highway, in the interests of highway safety and the free flow of traffic.

3. Surface water run-off from the proposed development shall not discharge onto the public highway or connected to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways