

INTERNAL MEMORANDUM

Your Ref.: P/25/0193

Our Ref.: 25/0193

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 18/07/2025

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

PROPOSED DEVELOPMENT

The proposed application is for the extension to a rear garage and first floor rear extension with alterations.

LOCATION

16, Hanover Street, Merthyr Tydfil, CF47 8SW

PLANNING HISTORY

None indicated

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Existing Plans & Elevations	16.01	July 2025
Proposed Plans, Elevations & Sections	16.02	July 2025

Proposed Access Arrangement including Visibility

Vehicles accessing the proposed garage will do so via Saxon Street, which is adopted highway and restricted to 20mph. As the garage is being widened this will also require an extension to the existing dropped kerb on Saxon Street, therefore a section 184 licence must be obtained (separately to this planning application).

Parking Provision

As per the Wales Parking Standards 2014, it states, “*1no space should be provide per bedroom (maximum 3no spaces)*”. As part of the proposals, there is an additional bedroom being provided which increases the bedroom capacity from two to three. Currently the garage does not have the capacity to provide off-street parking due to its size. By widening the garage 1no off-street space will be provided and although there is still an under-provision by 1no space, the existing parking situation is being improved; therefore the proposed parking conditions are acceptable.

The proposed garage should be fitted with a roller shutter door to prevent any obstruction on the public highway; a condition is set out below

Cycle Parking

No cycle parking is required as per the Welsh Parking Standards 2014 and none is shown on the plans, which is acceptable.

Active Travel / Sustainability

There is a good footway link to the front entrance of the garage, the footways within the surrounding area are approximately 1.40m at the narrowest point, these existing conditions and are deemed acceptable.

Pedestrians are able to access the proposed development via the local public transport network as there are 2no bus stops within approximately 160m of the site

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along Hanover Street or Saxon Street, in the last five years. Indeed, there appears to be no local cluster areas within the search area.

SAB

All proposals for surface water drainage must meet adhere to Welsh Governments “Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems”. Approval of surface water drainage proposals must be sought from MTCBC SAB prior to commencement on site. The applicant is advised to see advice as soon as possible

RECOMMENDATION

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

- 1) The garage, sited as shown on the submitted plan, shall be fitted with inward-opening doors or a roller shutter, which will not open over the highway and no doors, shall be added or replaced which would open over the highway.

REASON: To prevent obstruction to the public highway, in the interests of highway safety.

NOTES

The applicant should be made aware that the proposed scheme will require a highway licence and should therefore contact the council's Highway Maintenance Department regarding the approval of a section 184 license in relation to any the proposed vehicular crossovers. This this must be obtained separate to this planning permission.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways