

INTERNAL MEMORANDUM

Your Ref.: P/24/0201

Our Ref.: 24/0201

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 09/09/2024

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 change of use from a dwelling house (Use Class C3) to a 4no bedroom house in multiple occupancy (Use Class C4)

LOCATION

2, Llewellyn Street, Merthyr Tydfil, CF47 8SR

PLANNING HISTORY

None Indicated

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Ground Existing & Proposed	670104	September 2024

Proposed Access Arrangement including Visibility

Vehicles accessing the proposed development will do so via Llewellyn Street, which is adopted highway. Llewellyn Street is approximately 6.3m wide; however, this width is restricted by existing on street parking meaning that two cars are unable to pass one another. These existing conditions are acceptable.

Parking Provision

As per the Welsh Parking Standards 2014 “1 space should be provided per bedroom (maximum 3 spaces)”. As there is no existing off-street parking associated with the existing 3no bedroom dwelling, there is an under provision of 3no spaces for the extant use of the site.

The proposals include 1no additional bedroom(s), therefore there should be 3 off street parking spaces provided, however as there is no off-street parking proposed, this remains an under provision of 3no spaces. The provision of parking remains the same as the existing, therefore the highway authority do not consider the increase in bedrooms to have a detrimental effect on the existing highway network, therefore these conditions are acceptable.

Cycle Parking

As per the Wales Parking Standards 2014 there is no cycle parking required nor is there any shown within the submitted plans.

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 1.5m 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 250m of the site.

Accident Data

Accident Data has been interrogated and it concludes that there have been no accidents recorded along Llewellyn 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 nor condition(s) suggested.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways