

INTERNAL MEMORANDUM

Your Ref.: P/23/0173

Our Ref.: 23/0173

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 07/07/2023

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

PROPOSED DEVELOPMENT

Proposed change of use from a shop to a creche with external alterations including a new shopfront and erection of elevated deck at 36 - 37 Fox Street Treharris CF46 5HE

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

The submitted proposed floor plans indicate that access to the proposed crèche with would be from Fox Street via a new shopfront. The proposed access gives no undue cause for concern.

Parking

In accordance with Wales Parking Standards 2008, Day Nurseries & Creches (converted property) have an off-street parking requirement of 1 spaces per 2 full time staff. The submitted application for indicates that there will be 4 no. full time staff members. As such, the proposed use has an off-street parking requirement of 2 spaces. There are no off-street parking spaces proposed nor is there scope for any to be provided, which gives cause for concern. Nevertheless, given that the proposal is located within the Treharris town centre with public car parks available within easy walking distance and extensive on-street parking restrictions, the concern is not significant enough to warrant highway objection.

RECOMMENDATION

No highway objection is raised nor condition(s) suggested.

NOTES

None.

A handwritten signature in black ink, appearing to read 'M. Fanner', with a horizontal line extending from the end of the signature.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways