

INTERNAL MEMORANDUM

Your Ref.: P/25/0231

Our Ref.: 25/0231

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 01/09/2025

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 change of use from 3no bedroom dwelling (C3 use) to a 4no bedroom house of multiple occupation (HMO) (C4 use class).

LOCATION

3, Eastfield Place, Plymouth Street, Merthyr Tydfil, CF47 0UP

PLANNING HISTORY

None Indicated

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Planning Statement	///	August 2025
Proposed Plans	A301	August 2025
Proposed Site Plan	A302	August 2025
Existing Plans	A301	August 2025

Proposed Access Arrangement including Visibility

There is no existing parking associated with the dwelling therefore, there is no existing vehicle access. However, the dwelling is located on Plymouth Street, which is adopted highway and restricted to 20mph.

Parking Provision

As per the Wales Parking Standards 2014, it states, “1 space per bedroom (maximum of 3 spaces)” should be provided. The existing dwelling comprises of 3no bedrooms with no existing off-street parking associated, therefore there is an existing under-provision of 3no spaces. The proposals include an additional bedroom to be provided, however based on the Wales parking Standards 2014, there remains an under-provision of 3no spaces. As the under provision remains the same the existing parking arrangement is acceptable as the highway authority do not feel as though the increase in bedroom capacity will have a detrimental impact to the local network.

Cycle Parking

From the submitted plan, there are 4no proposed cycle parking spaces, which are in a secure location. These proposed conditions are acceptable.

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 1.90m 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 50m of the site.

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along Plymouth 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.

NOTES

None.

A handwritten signature in black ink, appearing to read 'pp Carwyn Morris', with a stylized flourish at the end.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways