

INTERNAL MEMORANDUM

Your Ref.: P/22/0229

Our Ref.: 22/0229

To: Town Planning – Development Control

FAO: David Cross

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 16/09/2022

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

PROPOSED DEVELOPMENT

Demolition of existing dwelling and outbuildings and construction of 4 dwellings with detached garages and associated highway improvement works at 110 Heolgerrig Heolgerrig Merthyr Tydfil

PLANNING HISTORY

None.

HIGHWAY ASSESSMENT

The proposal is for the demolition of an existing dwelling and outbuildings and the construction of 4 no. detached dwelling at 110 Heolgerrig. The submitted application form advises of improvement to the access road, however, there is no information available to this regard.

Access

Access to the proposed dwelling would be via the existing access to the single residential dwelling. The development site is located circa 195m from the highway network maintainable expense via a private shared access. The access lacks sufficient width to facilitate 2-way traffic flow for the majority of its length and lacks adequate passing bays to enable vehicles to safely pass one another, resulting in the need for vehicular reversing movements should 2 cars meet, which gives cause for concern.

There is only a segregated pedestrian footway facility for the first circa 50m of the access, resulting in conflict between vehicles and pedestrians for the remainder of its length, which is of particular concern when considering the potential for vehicular reversing movements along the access.

Inclusive of the existing dwelling on the site the private shared access currently serve 7 dwellings. The proposed development would result in 10 dwellings being served off the private shared access. In accordance the Common Standards for Residential, Industrial and Commercial estate roads, a private shared access can serve up to 5 dwellings. It should also be noted that the narrow width of the existing access and lack of passing bays does not accord with the standard detail for a private shared access set out in the standards.

With the above in mind, the proposal would result in an intensification of use of the existing substandard accept and result in further traffic hazards to the detriment of highway safety and the free flow of traffic, which is considered unacceptable and attracts highway objection accordingly.

Circulation

The submitted block plan indicates provision of a turning area within the site curtilage. Although the turning area indicated on the submitted block plan is not adequate, there is scope for an adequate turning area to be provided within the site.

Parking

The submitted floor plans indicate that each dwelling will have 4 bedrooms. In accordance with Wales Parking Standards 2008, a 4 bedroom dwelling has an off-street parking requirement of 3 spaces. There is also a requirement of 1 space per 5 dwelling for visitors. As such, the entire development has a requirement for 13 spaces.

Each dwelling has provision of a detached garage and a further parking space, there is no provision indicated for visitors. As such, the development has provision for 8 off-street parking spaces, a shortfall of 3 as required in Wales Parking Standards 2008. Nevertheless, there is scope for additional parking to be provided within the site.

RECOMMENDATION

Highway objection is raised for the following reason(s):

1. The means of access to the proposed development is considered sub-standard and intensification of its use would be to the further detriment of highway safety and the free flow of traffic.

NOTES



pp Carwyn Morris CEng MICE

Head of Engineering and Highways