

INTERNAL MEMORANDUM

Your Ref.: P/23/0080

Our Ref.: 23/0080

To: Town Planning – Development Control

FAO: David Cross

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 25/03/2023

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

PROPOSED DEVELOPMENT

Conversion of rugby social club to provide 15 No. flats at Treharris Rugby Club Perrott Street Treharris

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

Access to the proposal will be via the existing private access off Perrot Street, Treharris. The existing access measures only circa 3.8m wide which is insufficient to accommodate 2 way traffic flow. With that said, no off-street parking spaces are served via this access and vehicular movements would be limited. The access also incorporates a turning area to allow vehicles to enter and exit in a forward gear, and also allows space for vehicles to pass on another on the rare occasion that 2 vehicles may meet.

With these points in mind and given that the access is existing and has the potential to be reused should the existing use resume, the existing means of access is, in balance, considered acceptable.

Circulation

The existing access to the proposal includes a turning area that is sufficient to allow vehicle to enter and exit the proposal in a forward gear. As such, the proposal gives no undue cause for concern regarding internal circulation.

Parking

The proposal is for 15 no. 1 bedroom flats. In accordance with Parking Standards Wales 2008, residential dwelling have an off-street parking requirement of 1 space per bedroom plus 1 space per 5 units for visitors. As such, the proposal has an off-street parking requirement of 18 spaces (15 spaces for residents and 3 spaces for visitors). The proposal provides for zero off-street parking provision and there is realistically no scope for any to be provided.

The existing use a rugby club has an off-street parking requirement of 1 commercial vehicle space, 1 space per 3 non-resident staff and 1 space per 5 m² of public area including servery. The existing hall on the Ground floor of the rugby club alone has an area of circa 172m², which equates to a off-street parking requirement of 35 spaces.

As such, the proposed use has a lesser off-street parking requirement than the existing use. Furthermore, the proposal is located within the centre of Treharris with public car parks available within acceptable walking distances and there are extensive on-street parking restriction to prevent on-street parking where is impractical to do so. With these points in mind, the proposals lack of off-street parking provision is, on balance, considered acceptable.

With regard to cycle parking, Wales Parking Standards 2008 requires 1 stand per 5 bedrooms for apartments (i.e. 6 cycle spaces). The submitted documents indicate that 6 cycle spaces are to be provided in a covered cycle store area alongside the western elevation of the property. As such, the proposal gives no undue cause for concern regarding cycle parking provision.

RECOMMENDATION

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

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways