

INTERNAL MEMORANDUM

Your Ref.: P/26/0019

Our Ref.: 26/0019

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 27/04/2026

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

PROPOSED DEVELOPMENT

Proposed new entrance, internal alterations, conversion of basement and ground floor to A3 use, and conversion of the first floor to C1 hotel use

LOCATION

47, High Street, Merthyr Tydfil, CF47 8DL

PLANNING HISTORY

P/00/0404 - Listed Building Consent New advertisement to front elevation of building. - **Approved**

P/00/0405 - New external advertisement to front elevation of building. - **Approved**

P/02/0383 - Modification of access to cater for disabled - **Approved**

P/02/0384 - Listed Building Application- Modification of existing access to cater for disabled persons
- **Approved**

P/03/0196 - Listed building consent – removal of step to access ATM (cashpoint). - **Approved**

P/03/0197 - Advertisement on ATM(cashpoint) - **Approved**

P/03/0198 - Removal of step near ATM(cashpoint) machine. - **Approved**

P/05/0189 - Formation of new doorway at front of building for disabled access and associated ramp
- **Refused**

P/05/0190 - Listed building consent application -formation of new doorway at front of building for disabled access (inc. access ramp) - **Refused**

P/05/0433 - Installation of nine external air condenser units and installation of internal wall and ceiling cassettes - **Approved**

P/05/0434 - Installation of nine external air condenser units, ten internal wall mounted cassettes and three internal ceiling mounted cassettes - **Approved**

P/07/0448 - Installation of new fascia signage and projecting sign - **Approved**

P/07/0449 - Installation of new fascia signage and projecting sign - **Approved**

P/07/0490 - Internal alterations to building - **Approved**

P/09/0118 - Re-building of parapet wall to front of building and installation of velux window (retrospective application) - **Approved**

P/09/0119 - Re-building of parapet wall to front of building and installation of velux window (retrospective application) - **Approved**

P/13/0368 - Installation of stair handrails to main entrance - **Approved**

P/13/0369 - Installation of stair handrails to main entrance - **Approved**

P/14/0188 - Internal alterations - **Approved**

P/23/0114 - Retrospective planning permission for the removal of ATM on the front elevation and infill opening with granite to match existing and removal of glazing of 1 window on the front elevation and replace with new - **Approved**

P/96/0032 - 1 No. illuminated fascia sign and illuminated projecting sign- **Approved**

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Site Plan as Proposed Drawing Number	P863 L 003	November 2025
Basement Floor Plan as Proposed	P863 L_200	November 2025
Ground Floor Plan as Proposed	P863 L_201	November 2025
First Floor Plan as Proposed	P863 L_202	November 2025

Proposed Access Arrangement including Visibility

Vehicles accessing the proposed parking area will do so via the rear of the building via Masonic Street, which is adopted highway and restricted to 20mph.

Parking Provision

As per the Wales Parking Standards 2014, it states that, within zone one, for use classes A3 and C1 “1 commercial vehicle space” should be provided. From the submitted plan, **P863 Site Plan as Proposed** it shows a total of 3no parking spaces and 1no loading space to the rear of the building, therefore the proposed parking arrangement is acceptable.

Cycle Parking

As per the Wales Parking Standards 2014, it states that, for hotels, “1 stand per 5 bedrooms and 1 stand per 40m² of public floor space” and for restaurants, “1 stand per 10 staff” should be provided. From the submitted plans, there is no indication of any cycle parking provision but based on the submitted documents a total of 7no cycle stands should be provided for the proposed development. Cycle parking facilities shall be provided in an easily accessible, well-lit location. A condition has been set out below.

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are for pedestrian use only and are approximately 6.0m at the narrowest point, these existing conditions are deemed acceptable. There is a section of Masonic Street, which has no footways to the rear entrance of the building. Given that Masonic Street is a no through road, lightly trafficked and has low speeds, this can be classed as a shared-use area and these existing conditions are deemed acceptable.

Pedestrians are able to access the proposed development via the local public transport network as Merthyr Tydfil Bus Station is within approximately 100m of the site and Merthyr Tydfil train station is within approximately 250m of the site

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along Masonic 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 subject to the following condition(s):

- 1) No development shall take place until full details of cycle parking facilities have been submitted and approved in writing by the Local Planning Authority.

REASON: To ensure adequate facilities have been provided and to encourage sustainable modes of transport

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways