

INTERNAL MEMORANDUM

Your Ref.: P/23/0073

Our Ref.: 23/0073

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 17/04/2023

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

PROPOSED DEVELOPMENT

Partial change of use to A1 use class and associated external works at Unit 1 16 Dynevor Street
Georgetown

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

The means of access to the proposed retail unit would be via a small extension to the existing ramped access off Dynevor Street that serves the existing adjoining takeaway. The proposed means of access gives no undue cause for concern.

Parking

In accordance with Wales Parking Standards 2008, shops have an off-street an operational requirement of 1 commercial vehicle space and non-operational requirement of 1 space per 60m². The proposal has a GFA of circa 62m², and therefore an off-street parking requirement of 2 spaces. The submitted proposed site plan indicates that the proposal has 2 no. off-street parking spaces located within the submitted red line boundary. As such, the proposal gives no undue cause for concern regarding off-street parking provision.

RECOMMENDATION

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

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways