

INTERNAL MEMORANDUM

Your Ref.: P/23/0134

Our Ref.: 23/0134

To: Town Planning – Development Control

FAO: Marlene Ferreira

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 22/06/2023

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

PROPOSED DEVELOPMENT

Demolish 18 garages and construct 2 dwellings at Land To The Rear Of Beech Grove Gurnos Merthyr Tydfil

PLANNING HISTORY

None indicated

HIGHWAY ASSESSMENT

The proposal will result in the demolition of 18 no. existing garages and the construction of 2 no. residential dwellings. Although only 2 bedrooms are indicated on the first floor of each dwelling a study that has the potential to be utilised as a bedroom is also present. As such, the dwellings are considered to have 3 bedrooms for the purpose of this assessment.

Access

Access to the proposed dwellings would be via the existing access to the garages. The existing access measures circa 2.7m wide, only sufficient for single file vehicle movements. The access also lacks a sufficient turning area to allow vehicles to enter and exist in a forward gear. No alterations are proposed to the existing access. As such, use of the access will result in vehicular reversing manoeuvres onto the public highway which is considered unacceptable and attracts highway objection accordingly.

Parking

The proposal is for 2 no. 3 bedroom dwellings. In accordance with Wales Parking standards 2008, residential dwelling have an off-street parking requirement of 1 space per bedroom (up to a maximum requirement of 3 spaces. As such the proposed development has a total requirement of 6 spaces, i.e. 3 spaces per dwelling.

The submitted block plan indicates that each dwelling can accommodate a single parking space to the front. However, access to spaces is obstructed and are unusable as a result. As such, the off-street parking indicated does not contribute to the proposals off-street parking provision.

RECOMMENDATION

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

1. The means of access to the proposed development is sub-standard and its use would result in traffic hazards to the detriment of highway safety and the free of traffic.
2. The developments lack of adequate off-street parking provision would result in on-street parking demand to the detriment of highway safety and the free flow of traffic.

NOTES

None.



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Head of Engineering and Highways