

INTERNAL MEMORANDUM

Your Ref.: P/23/0182

Our Ref.: 23/0182

To: Town Planning – Development Control

FAO: David Cross

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 22/08/2023

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

PROPOSED DEVELOPMENT

Vary condition 2 of planning permission P/20/0121 to change the house types of plots no. 30 and 31, alter the reorientation of plot 44 (including lowering of finished floor levels), and change house type of plot 42 including its subdivision into 2 semidetached houses. at Land To The North Of Crabtree Walk And To The West Of Sweetwater Park Trefechan

PLANNING HISTORY

HIGHWAY ASSESSMENT

The submitted cover letter outlines the proposed variation of condition condition 2.

Plot 42 – plot 42 is to be sub-divided into 2 plots, 42 and 42a. each plot will have provision of 2 no. off-street parking spaces, which is considered acceptable.

Plot 30 and 31 – plots 30 and 31 are to be replaced with the Caswell housetype due to customer demand. Each plot has provision of 3 spaces which is acceptable for the proposed 4 bedroom dwellings.

Plot 44 – it is proposed to relocate the dwelling within plot 44 to take it further away from existing dwellings on Hawthorn Hill. The alterations to plot 44 give no cause for concern.

House Types – minor largely ashetic changes are also prosed to the Caswell and Tenby house types to bring them inline with the lasted WDL Homes designs. The changes give no cause for concern.

The proposed variation of Condition 2 of planning permission ref. P/20/0121 give no undue cause for concern with respect to highway safety and the free flow of traffic.

NOTES

A handwritten signature in black ink, appearing to read 'M. Fanner', with a horizontal line extending to the right.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways