

INTERNAL MEMORANDUM

Your Ref.: P/24/0099

Our Ref.: 24/0099

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 30/05/2024

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

PROPOSED DEVELOPMENT

The planning application is for proposed parking to the front of a dwelling (forecourt)

LOCATION

26, Wingfield Terrace, Caerphilly Road, Quakers yard, Treharris, Merthyr Tydfil, CF46 5DB

PLANNING HISTORY

P/06/0616 - Creation of hardstanding and construction of associated retaining walls – Approved 02/01/2007

The highway authority raised no recommendations for the previous planning application.

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Existing, Proposed & Location Plan	2984.CP.	April 2024

Existing use, Proposals and Access Arrangement

Vehicles accessing the parking areas will do so via Caerphilly Road, which is adopted highway.

The carriageway width along Wingfield Terrace is substandard and in some areas it is further restricted such that two cars are unable to pass due to existing on street parking.

The applicant is advised that a section 184 license is required in relation to any vehicular crossovers and extended drop kerb and to contact highways should permission be granted.

Parking Provision and Manoeuvring

As per the existing conditions there is currently no off-street parking associated with the site and therefore to introduce off-street parking, this would be acceptable.

Within the submitted plan “**Existing, Proposed & Location Plan**” the proposed dimensions of the parking area (4.31m in length) are not acceptable. As per the Welsh Parking Standards, a parking space should be 2.4m (W) x 4.8m (L). Due to the proposals not meeting these dimensions a vehicle would overhang (when parked perpendicular) on to the existing footway located at Wingfield Terrace which would give rise to pedestrian and highway safety.

As Wingfield Terrace is an unclassified road, there is no requirement for an onsite manoeuvring area to allow vehicles to enter and exist in forward gear.

Cycle Parking

No cycle parking is required for the 2no dwellings as per the Welsh Parking Standards 2014.

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 2m at the narrowest point, these existing conditions and are deemed acceptable.

Pedestrians can access the proposed development via the local public transport network. There are 2no bus stops located at Ninth Avenue, approximately 80m from the proposed development

SAB

The applicant is advised that SAB maybe required.

Accident Data

Accident Data has been interrogated and it concludes that there have been no accidents recorded along Caerphilly Road in the last five years. Indeed, there appears to be no local cluster areas within the search area.

RECOMMENDATION

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

- 1) Adequate provision cannot be made on the site for the parking of vehicles in a satisfactory manner

REASON: In the interests of highway and pedestrian safety.

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways