

INTERNAL MEMORANDUM

Your Ref.: P/22/0290

Our Ref.: 22/0290

To: Town Planning – Development Control

FAO: Caroline Pulley

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 01/12/2022

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

PROPOSED DEVELOPMENT

Change of use of respite home to 10 affordable housing flats with associated external works including new dormers and a raised walkway at Llysfaen Care Home Maesygarreg Cefn Coed

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

The proposal is for the conversion of the existing care home known as Llysfaen Care Home into 10 no. self-contained residential dwellings, consisting of 6 no. 1 bedroom flats and 4 no. 2 bedroom flats.

Access

The proposals will utilise the existing means of access that previously served the care home. The existing accesses are to remain private and provide vehicular access to off-street parking only. Deliveries and Refuse collections would be undertaken from the publicly maintained, although there is sufficient space within the main parking court for small to medium sized vans to enter, turn and leave in a forward gear. There are existing vehicular crossovers present that are sufficient to provide adequate vehicular access.

Circulation

There is sufficient space within the main parking court for vehicles to enter, turn and leave in a forward gear. The 2 spaces off Pearces Court will require reversing manoeuvres to or from the highway; however, considering the residential nature of the street this gives no significant cause for concern. Deliveries and refuse collections would be undertaken from the adjoining public highway.

Parking

In accordance with Wales Parking Standards 2008, residential dwellings have a requirement of 1 space per bedroom (maximum requirement 3 spaces) for residents plus a requirement of 1 space per 5 dwellings for visitors. The proposal is for a 10 self-contained flats, consisting of 6 no. 1 bedroom flats

and 4 no. 2 bedroom flats. As such, the proposal has a total requirement of 16 spaces (14 for residents and 2 for visitors).

The submitted site plans indicate provision of 10 off-street spaces, presumably 1 space per flat. This results in a shortfall of 6 spaces from the developments requirement. The proposals shortfall in off-street parking provision would result in on-street parking demand to the detriment of highway safety and the free flow of traffic.

Nevertheless, when considering Appendix 5 of Wales Parking Standards 2008 which allows for a reduction in off-street parking provision based on a sustainability assessment, the proposal qualifies for an off-street parking reduction of one space per dwelling. On this basis, the provision of 10 off-street spaces is gives no undue cause for concern.

Cycle Parking

In accordance with Wales Parking Standards 2008, residential apartments have a cycle parking requirement of 1 space per 5 bedrooms. The proposal has a total of 12 bedrooms, resulting in a requirement of 3 cycle spaces. The proposal includes the provision of 10 no cycle parking spaces.

RECOMMENDATION

No highway objection is raised subject to the following condition(s):

1. The off-street parking spaces indicated on submitted drawing No. "4005-PEN-ZZ-ZZ-DR-A-1060-S4 Rev. P6" shall remain for the purpose of vehicular parking only unless agreed otherwise in writing with the LPA.

Reason: To ensure vehicles are parked off the highway, in the interests of highway safety and the free flow of traffic.

2. Surface water run-off from the private areas of the proposed development shall not discharge onto the public highway or connect to any highway drainage system unless agree otherwise with the Local Planning Authority.

REASON: In the interests of highway safety and to prevent over capacity of the existing highway drainage system.

NOTES

None.



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Head of Engineering and Highways