

INTERNAL MEMORANDUM

Your Ref.: P/24/0090

Our Ref.: 24/0090

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 23/05/2024

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

PROPOSED DEVELOPMENT

The proposed application is for outline planning permission with all matters reserved for up to 2 no. dwellings

LOCATION

14 Salisbury Close, Heolgerrig, Merthyr Tydfil, CF48 1SD

PLANNING HISTORY

None.

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Planning Statement	-	April 2024

Proposed Access Arrangement including Visibility

As this is an outline planning application all plans are indicative, however, as outlined in the submitted document **“Planning Statement”** it indicates that the proposed access into each of the dwellings will be along the sites frontage along Salisbury Close.

As Salisbury Close is not a classified road there is no requirement for a turning area and therefore cars will be able to access the parking either by reversing into or out of the parking areas, which is acceptable. With a footway along the sites frontage and given that the footway is approx. 1.8m wide visibility in either direction is acceptable given this is within a 20mph speed restriction.

Parking Provision

Within the submitted documents, there is no indication on the size or location of the proposed parking spaces/driveways, the applicant should submit this information at reserved matters and ensure that there is a clear length of 6m for a vehicle to park and manoeuvre. Parking spaces should be 2.6m x 4.8m and any garage should have an internal dimension of 3m x 6m.

As there is no indication of how many bedroom(s) will be associated with each dwelling the applicant is advised that within the Welsh parking standards, it states, *"1 space per bedroom should be provided (maximum of 3 spaces)"*

Within the submitted documents, there is no indication of the type of material that will be used for the proposed parking areas/drives. At reserved matters a plan should be submitted to show how these areas are to be constructed, and as such, should be consolidated, not loose chippings and/or stone. All private surface water run off should be prevented from spilling out onto the adopted highway. How this is to be achieved should be shown on future plans.

The applicant should be made aware that to access the parking area/drives a drop kerb licence (s184 Licence) will be required. These are obtained through MTCBC once planning permission is given, there is a charge for these licences

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 indicative front entrance of the building, the footways within the surrounding area are approximately 1.8m-2.0m, these existing conditions are deemed acceptable.

Pedestrians can access the proposed development via the local public transport network. There are 2no bus stops located along Shirley Drive, which are approximately 400m from the proposed development.

SAB

The applicant is advised that SAB requirement is applicable.

RECOMMENDATION

In conclusion, there is no highway objection and the following conditions are recommended:-

- 1) Provision shall be made within the site for the disposal of private surface water so as to prevent its discharge onto the adopted highway, details of which shall have been submitted to and approved in writing by the LPA. Such provision shall be made prior to beneficial use and maintained thereafter at all times.

REASON: In the interests of highway safety

- 2) Before the development is brought into use the means of vehicular access together with parking facilities shall be laid and approved by the LPA. Parking spaces and access shall be surfaced in consolidated materials (not loose stone or chipping) and shall be retained thereafter for the parking of vehicles.

REASON: In the interests of highway safety

- 3) The sites frontage boundary treatment shall be no more than 600mm above ground level in height and shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into beneficial use.

REASON: To ensure that adequate visibility is provided, in the interests of highway safety

NOTES

The applicant should be made aware that the proposed scheme will require a highway licence and should therefore contact the council's Highway Maintenance Department regarding the approval of a section 184 license in relation to any the proposed vehicular crossovers. This this must be obtained separate to this planning permission.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways