

INTERNAL MEMORANDUM

Your Ref.: P/26/0136

Our Ref.: 26/0136

To: Town Planning – Development Control

FAO: Gareth Davies

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 25/06/2026

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 the construction of a Dormer bungalow

LOCATION

Builders Yard, Elwyn Drive, Twynyrodyn, Merthyr Tydfil, CF47 0NS

PLANNING HISTORY

P/00/0320 - Erection of 3 detached bungalows. - **Refused**

P/15/0004 - Erection of one pair of semi-detached dwellings - **Approved**

P/15/0333 - Discharge of Condition 3 of P/15/0004 (Details of foul and surface water drainage to incorporate SUDS principles) - **Approved**

P/15/0420 - Discharge of condition 11 of P/15/0004 (Structural Design Certificate) - **Approved**

P/22/0066 - Erection of 4 no. dwellings (2 no. detached and 1. no pair of semi-detached) including demolition of existing office building with stores – **Refused**

P/25/0281 - Erection of 2 No. dwellings at Builders Yard, Elwyn Drive, Twynyrodyn – **Ongoing**

P/25/0298 - Convert builder's yard office to 2no. flats - **Refused**

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Plan Drawing Number	3073 NB	April 2026

Proposed Access Arrangement including Visibility

Vehicles accessing the proposed parking area will do so via Elwyn Drive, which is adopted highway and restricted to 20mph. The applicant has stated that no access or pedestrian gates are to be installed as part of the works.

Parking Provision

From the submitted plan **3073 NB**, it shows 3no proposed parking spaces. As per the Wales parking standards 2014, it states, "*1no space per bedroom (maximum 3 space)*" is required, therefore the provision for 3no vehicle spaces is acceptable

There is enough space in front of the vehicle spaces to allow for a vehicle to manoeuvre and exit in a forward gear, which is acceptable.

Cycle Parking

No cycle parking is required as per the Welsh Parking Standards 2014 and none is shown on the plans, which is acceptable.

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 1.80m at the narrowest point, these existing conditions and are deemed acceptable.

Pedestrians are able to access the proposed development via the local public transport network as there is 1no bus stops within approximately 250m of the site

Accident Data

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

SAB

All proposals for surface water drainage must meet adhere to Welsh Governments "Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems". Approval of surface water drainage proposals must be sought from MTCBC SAB prior to commencement on site. The applicant is advised to see advice as soon as possible

RECOMMENDATION

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

- 1) 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

NOTES

None.

A handwritten signature in black ink, appearing to read 'Carwyn Morris', with a stylized flourish at the end.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways