

INTERNAL MEMORANDUM

Your Ref.: P/23/0052

Our Ref.: 23/0052

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 20/03/2023

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

PROPOSED DEVELOPMENT

Detached rear garage with roof terrace and summerhouse above, retaining walls and access at 4 Edwards Terrace High Street Trelewis

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

The proposed garage would be served off the existing rear lane. The rear lane is not highway maintainable at the public expense. As such, details of the proposed tie-in with the lane are not required by the Highway Authority.

The submitted plans indicate that the garage will be able to accommodate up to 2 vehicles where no off-street parking currently exists. As such, the proposal offers betterment to the existing off-street parking situation.

Condition is suggested below to ensure no surface water from the proposal discharges onto the public highway or connects to any highway drainage system and to ensure the garage is used for domestic purposes associated with the dwelling.

RECOMMENDATION

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

1. The garage hereby approved shall be used for domestic purposes ancillary and incidental to the dwelling known as 4 Edwards Terrace, High Street, Trelewis.

Reason: For the avoidance of doubt as to the extent of this permission.

2. No surface water from the proposal shall discharge onto the public highway or connect to any highway drainage system.

Reason: To prevent hydraulic overload of the highway drainage system.

NOTES

None.

A handwritten signature in black ink, appearing to read 'M. Fanner', with a horizontal line drawn underneath the name.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways