

INTERNAL MEMORANDUM

Your Ref.: P/25/0160

Our Ref.: 25/0160

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 20/06/2025

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 two-storey rear extension

LOCATION

23, Glasier Road, Twynyrodyn, Merthyr Tydfil, CF47 0TD

PLANNING HISTORY

None indicated

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Existing plans and elevations	GR-01	May 2025
Proposed Plans	GR-02	May 2025

Proposed Access Arrangement including Visibility

Vehicles accessing the existing parking area does so via Glasier Road, which is adopted highway and restricted to 20mph. This arrangement is not going to change with the proposed scheme.

Parking Provision

As per the Wales Parking Standard 2014, it states “1no space per bedroom (maximum 3no spaces)” should be provided. For the existing 3no bedroom dwelling, there is an existing driveway that allows for 2no off-street parking spaces, which results in an under provision of 1no space for the extant use

of the site. From the submitted plans, as part of the proposed extension, there is provision for an additional bedroom. Although the under provision has been increased to 2 car parking spaces, the highway authority do not believe this will have a detrimental impact on the existing network, therefore the proposals are acceptable.

Cycle Parking

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

Active Travel / Sustainability

There is a good footway link to the front entrance of the building. The footways within the surrounding area are approximately 3.0m at the narrowest point, these existing conditions are deemed acceptable

Pedestrians are able to access the proposed development via the local public transport network, as there is 1 no bus stop adjacent to the site

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along Glasier Road, 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 and 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 seek advice as soon as possible

RECOMMENDATION

No highway objection is raised nor condition(s) suggested.

NOTES

Inform applicant if any highway Licence or agreement required and who to contact.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways