

INTERNAL MEMORANDUM

Your Ref.: P/23/0096

Our Ref.: 23/0096

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 02/05/2023

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

PROPOSED DEVELOPMENT

Change of use to tattoo parlour (Sui Generis) at 19 Pontmorlais High Street Merthyr Tydfil

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

The submitted floor plans indicate that access to the proposed tattoo parlour will remain unchanged from the existing scenario via the existing doorways off Pontmorlais High Street. As such, the proposed change of use gives no undue cause for concern regarding access.

Parking

The proposal is located within the retail area of Merthyr Tydfil. The proposed Sui Generis use as a tattoo parlour has no specific off-street parking requirement set out in Wales Parking Standards 2008. There is no off-street parking proposed nor is there any scope for any to be provided. Nevertheless, the proposal is located within Merthyr Tydfil Town Centre with public transport facilities within acceptable walking distance. Furthermore, there are extensive TROs in place on the public highway in the vicinity of proposal to control on-street parking and public car parks are available. Therefore, the lack of on-street provision, on balance, does not warrant highway objection in this instance.

RECOMMENDATION

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

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways