

INTERNAL MEMORANDUM

Your Ref.: P/22/0286

Our Ref.: 22/0286

To: Town Planning – Development Control

FAO: David Cross

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 24/11/2022

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

PROPOSED DEVELOPMENT

Erection of four pairs of semi-detached dwellings with associated engineering and landscaping works at Land Adjacent To Kingsley Terrace Aberfan Merthyr Tydfil

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

The proposed development is for the construction of 8 no. residential dwelling on land adjacent to Kingsley Terrace, Aberfan.

Access

The proposed residential dwelling would be served directly off Kingsley Terrace Aberfan. The site boundary is to be set back to provide a 2m wide footway along the developments boundary with Kingsley Terrace. Multiple vehicular crossover would be required along the footway to provide access to off-street parking provision.

The means of access to the proposed dwelling gives no undue cause for concern; however, a planning condition would be required to ensure the proper design and construction of the proposed 2m wide footway/vehicular crossovers.

Circulation

Whilst the proposal consist of the construction of 8 dwelling, they are all to be served directly off the existing publicly maintained highway network. No new shared access are required. Individual access are proposed from the highway to off-street parking provision only. As such, the proposal gives no undue cause for concern regarding internal circulation.

Parking

The proposal is for 8 no residential dwellings, consisting of 4 no. 2 bedroom dwellings and 4 no. 3 bedroom dwellings.

In accordance with Wales Parking Standards 2008, residential dwellings have a requirement of 1 spaces per bedroom (maximum requirement of 3 spaces). Plus a requirement of 1 space per 5 dwellings for visitors. As such, the proposal has a requirement of 22 spaces (20 for residents and 2 for visitors).

The submitted proposed site plan indicates that each dwelling will have provision of 2 spaces each, equating to a total of 1 spaces, and a shortfall of 6 spaces. However, the submitted documents include a sustainability assessment in accordance with the standards set out in Wales Parking Standards 2008 that identify a parking reduction of 1 spaces per dwelling. There is also scope for short-term visitor parking to be accommodated on street without causing undue detriment to highway safety and the free flow of traffic. With these points in mind to level of off-street parking provision provided gives no significant cause for concern.

RECOMMENDATION

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

1. Notwithstanding the submitted plans, development shall not commence until details of the proposed footway, including vehicular crossovers, have been submitted to and approved in writing by the LPA. The approved details shall be implemented on site prior to beneficial occupation of any dwelling.

Reason: To ensure the adequacy of the proposed footway, in the interests of highway safety.

2. The off-street parking spaces indicated on submitted drawing no. "LT2022.04.01" shall remain for the purpose of vehicular parking only unless agreed otherwise in writing with the LPA.

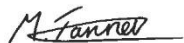
Reason: To ensure vehicles are parked off the highway, in the interests of highway safety and the free flow of traffic.

3. Surface water run-off from the private areas of the proposed development shall not discharge onto the public highway or connect to any highway drainage system unless agree otherwise with the Local Planning Authority.

REASON: In the interests of highway safety and to prevent over capacity of the existing highway drainage system.

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways