

INTERNAL MEMORANDUM

Your Ref.: P/26/0005

Our Ref.: 26/0005

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 28/01/2025

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

PROPOSED DEVELOPMENT

The proposed application is an Outline application for up to two dwellings (all matters reserved)

LOCATION

21, Winch Fawr Park, Heolgerrig, Merthyr Tydfil, CF48 1TL

PLANNING HISTORY

P/98/0036 - Residential Development, Renewal of Outline Planning Permission 52950021) - **Approved**

P/01/0104 - Renewal of outline consent Application No. P/98/0036 - **Approved**

P/04/0380 - Erection of bungalow(Outline). – **Approved**

P/07/0419 - Renewal of outline consent, application number P/04/0380 for the erection of a bungalow - **Approved**

P/10/0242 - Renewal of outline consent (Ref: P/07/0419) for the erection of a bungalow - **Approved**

P/14/0004 - Outline planning for 1 dwelling - **Approved**

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Indicative Block Plan, Location Plan and Sections	07-18-01	November 2025
Proposed Block Plan, Location Plan and Sections	07-18-01	November 2025

Proposed Access Arrangement including Visibility

Vehicles accessing the proposed site will do so via a new access (or potentially two) from Winchfawr, which is adopted highway and restricted to 20mph.

Any access points to the potential driveways should be a minimum of 15m apart as such would require the approval of a section 184 license.

The site boundary frontage shall be no higher than 900mm to ensure that adequate visibility can be maintained, as such a minimum 2.4m x 25m visibility distance should be provided in either direction for vehicles exiting the proposed driveways.

With any future submission, the applicant is advised that the existing street furniture should be shown on plan in relation to the proposals so the highway authority can see how this effects the adequacy of the proposals

Parking Provision

From the submitted plans, there is no indication on how many bedrooms would be associated with each dwelling. As per the Wales Parking Standards 2014, 1no space should be provided per bedroom (maximum 3no spaces). All driveways must be a minimum of 6.0m to prevent any vehicle overhang onto the adopted highway.

Although it is not shown on the submitted plans, the applicant is advised that all garages must be a minimum of 6.0m x 3.0m

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 only one footway within the vicinity of the development but this is on the same side of the highway as the proposed development, this footway is approximately 2.0m at its narrowest point and is deemed acceptable

Pedestrians are able to access the proposed development via the local public transport network, as there are 2no bus stops within approximately 300m of the site

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along Winchfawr 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) The sites frontage boundary treatment shall be no more than 900mm above ground level in height and shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into beneficial use. As such, a minimum visibility of 2.4m x 25m must be maintained in either direction when existing the site.

REASON: To ensure that adequate visibility is provided, in the interests of highway safety

- 2) 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

- 3) Notwithstanding the submitted plans, no works whatsoever shall commence on site until full engineering design, details and calculations of any structures that are 1.0m above ground level and within 1.0m of the adopted highway have been submitted and approved in writing by the local planning authority

REASON: To ensure the adequacy of the proposed development

- 4) Unless otherwise agreed with the Local Planning Authority the access/driveways shall be at a gradient not steeper than 12.5% (1 in 8).

REASON: In the interests of highway safety

- 5) Any entrance gates erected shall be hung to open inward away from the nearside carriageway edge.

REASON: In the interests of highway safety

- 6) The access points to each driveway should be a minimum of 15m apart

REASON: in the interests of highway safety

- 7) Any proposed garages must be a minimum of 6m x 3m and shall have a minimum of a 6.0m driveway in front of the garage door to the back of the adopted footway

REASON: To ensure the adequacy of the proposed development and in the interests of highway safety

- 8) All driveway must be a minimum of 6m in length to prevent any vehicle overhang onto the adopted footway

REASON: To ensure the adequacy of the proposed development and in the interests of highway safety

NOTES

The applicant should be made aware that the proposed scheme will require a highway licence and should therefore contact the council's Highway Maintenance Department regarding the approval of a section 184 license in relation to any the proposed vehicular crossovers. This this must be obtained separate to this planning permission.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways