

INTERNAL MEMORANDUM

Your Ref.: P/22/0301

Our Ref.: 22/0301

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 08/12/2022

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

PROPOSED DEVELOPMENT

Renovation and extension of building and change of use from retail and office to a bar/restaurant and residential (5 No. flats) at 120 - 121 High Street Merthyr Tydfil CF47 8BL

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

The existing building is currently split between a restaurant and retail store on the ground floor and offices on the first and second floors as well as the loft. The existing basement appears to be ancillary to the existing restaurant.

The proposal is for the ground floor and basement to be utilised as a single restaurant with 5 no. self-contained residential flats accommodated over the first and second floors as well as the loft. The 5 no. flats consist of 3 no. 1 bedroom flats and 2 no. 2 bedroom flats.

Access

Primary access to the proposed restaurant is via a new entrance off High Street. Secondary access to the restaurant at the rear is also available via the proposed bin storage area and footway that extends between High Street and Wheatsheaf Lane. Access to the restaurant element of the proposal gives no undue cause for concern.

Access to the residential flats is via a doorway to the side of the property from the footway that extends between High Street and Wheatsheaf Lane. Access to the residential element of the proposal gives no undue cause for concern.

Parking

The existing uses have no off-street parking provision nor is there scope for any off-street parking to be provided for the proposed use. Nevertheless, the proposal is located within Merthyr Tydfil Town Centre with an abundance of local amenities and public transport facilities within easy walking distance. Furthermore, there are extensive TROs in place in 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.

A handwritten signature in black ink, appearing to read 'M. Morris', with a horizontal line extending to the right.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways