

INTERNAL MEMORANDUM

Your Ref.: P/24/0044

Our Ref.: 24/0044

To: Town Planning – Development Control

FAO: Stacey Thomas

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 13/03/2024

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

PROPOSED DEVELOPMENT

Erection of detached garage with associated retaining works at Land Rear Of 9 Winifred Street, Dowlais

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

The proposal consists of the erection of a detached garage. The land is currently accessible via a road at the rear of Winifred Street, which gives no undue cause for concern.

As there is no existing footway on the site, the proposal does not require the construction of a vehicular footway crossover.

Circulation

The proposal would require vehicular reversing manoeuvres to/from the public highway to access the proposed off-street parking spaces. However, this arrangement is acceptable for proposed garage.

Parking

The proposed garage has clear internal dimensions sufficient to provide up to one parking space, thus creating an additional off-street parking provision, as such, there is no undue cause for concern. Terrace.

RECOMMENDATION

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

1. The garage, as indicated, on approved drawing no. "WINI 9 01" shall be fitted with inward-opening doors and/or a roller shutter which do not open out over the public highway.

Reason: To prevent obstruction of the public highway, in the interests of highway safety

2. The parking areas indicated on the submitted proposed site layout plan shall remain for vehicular parking only.

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

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

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

NOTES

1. none



pp Carwyn Morris CEng MICE

Head of Engineering and Highways