

INTERNAL MEMORANDUM

Your Ref.: P/23/0166

Our Ref.: 23/0166

To: Town Planning – Development Control

FAO: Emma Watkins

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 02/08/2023

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

PROPOSED DEVELOPMENT

New building comprising of retail space and residential units at Land Adjacent To 8 & 9 Perrott Street Treharris

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

The proposal includes retail space on the ground floor with 6 no. flats on the first and second floor. A service area/yard and storage is also proposed on the lower ground floor.

Access

Primary access to the proposed retail unit and residential units is will be off Perrott Street in the same manner as existing properties on the street. Secondary access to the proposed service yard and storage area is proposed from the existing car park at the rear of the property is also proposed. The secondary access at the rear would require an amendment to the existing parking spaces within the car park. The submitted plans include an amended car park arrangement with a net gain of 1 space.

The proposal also seeks to extend the existing on-street limited waiting parking on Perrott Street to the front of the development. The developer would be required to enter into a S278 Highway agreement with the Council to undertake the proposed works within the existing highway. In addition, the existing Traffic Regulation Order (TRO) would need to be amended accordingly.

To conclude, the proposal gives no undue cause for concern regarding access subject to the developer entering into a S278 agreement with respect to the proposed works within the existing highway and baring the costs for amending the existing TRO to suit.

Circulation

There is sufficient aisle width within the car park to the rear of the development to allow vehicles to enter and exit the car park in a forward gear. As such, the proposal gives no undue cause for concern regarding circulation.

Parking

The development consists of 221m² of retail space on the ground floor and 6 no. residential flats on the first and second floors (5 no. 1 bedroom and 1 no. 2 bedroom flats). In accordance with Wales Parking Standards 2008, shops (201m² – 1000m²) have an operational off-street parking requirement of 2 commercial vehicle spaces and a non-operational requirement of 1 space per 40m². Apartments have an off-street parking requirement of 1 space per bedroom (maximum requirement 3 spaces) for residents and 1 space per 5 units for visitors.

As such, the proposed retail use has an off-street parking requirement of 2 commercial vehicle spaces and 6 spaces. The proposed residential development has a requirement of 7 spaces for residents and 1 space for visitors. Therefore the proposed development as a total requirement of 2 commercial vehicle spaces and 14 spaces.

The submitted site plan indicates an amended layout in the existing rear car park that the proposal would have use of 15 no. spaces within the existing car park to the rear of the development. As such, the proposed off-street parking provision is adequate to cover the proposals non-operational requirement for the retail unit as well as the resident and visitor requirement of the residential dwellings.

It is understood that the applicant is currently in negotiations with the Council to lease the proposed 15 no spaces. As such, a condition is requested below requiring that the lease agreement has been complete and that the use of the 15 no. spaces indicated on the submitted site plan are available for sole use of vehicles associated with the proposed development.

RECOMMENDATION

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

1. Development shall not commence until evidence indicating that the applicant has obtained a lease agreement for exclusive use of the 15 no. off-street parking spaces indicated on submitted drawing no. "A003 Rev. A" for vehicles associated with the proposed development.

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

NOTES

2. The applicant should contract the Council's Engineering and Traffic section on EngineeringandTraffic@Merthyr.gov.uk regarding the required S278 agreement and amendment of the existing TRO.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways