
From: Tanner, Martyn
Sent: 13 September 2022 13:28
To: Cross, David
Subject: P/22/0222 [NOT PROTECTIVELY MARKED]
Attachments: 22_0222.pdf

Follow Up Flag: Follow up
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Classification: NOT PROTECTIVELY MARKED

Hi David,

Observations for P/22/0222 attached.

Regards,

Martyn Tanner

Uwch Beiriannydd – Rheoli Datblygu Priffyrdd / **Senior Engineer – Highway Development Control**

Cyngor Bwrdeistref Sirol Merthyr Tudful / **Merthyr Tydfil County Borough Council**

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INTERNAL MEMORANDUM

Your Ref.: P/22/0222

Our Ref.: 22/0222

To: Town Planning – Development Control

FAO: David Cross

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 13/09/2022

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

PROPOSED DEVELOPMENT

Resiting of existing residential mobile home, expansion of residential curtilage and construction of day room/utility area, provision of ancillary tourer and parking area with ecological enhancements at Land Northwest Of Aartal Bungalow Efi Industrial Estate Brecon Road

PLANNING HISTORY

The siting of the existing residential static caravan was refused by the Local Planning Authority (ref. P/16/0010) but was subsequently allowed at appeal (ref. APP/U6926/A/3151450) on 20/09/2022.

HIGHWAY ASSESSMENT

The proposal involves the re-siting of the existing of the existing residential static caravan, expansion of residential curtilage, construction of day room / utility area, provision of ancillary tourer and parking area.

Access

The proposal will utilise the existing means of access that serves the property.

The proposal is for a tourer caravan and day room / utility area that will be used ancillary to the existing static caravan that was granted permission via appeal.

On this basis the proposal is not envisaged to result in significant additional trip generation, and gives no undue cause for concern regarding access.

Circulation

The proposal provided a parking area to the back of the site that also serves a turning area for vehicles. Ultimately there is ample provision within the site to allow vehicles to enter and exit in a forward gear. As such, the proposal gives no undue cause for concern regarding internal circulation.

Parking

Although the site comprises of a static caravan, tourer caravan and dayroom / utility area, it is in effect a single residential property. As such it would have a maximum off-street parking requirement of 3

spaces. There is ample space within the site to accommodate the parking of 3 vehicles. As such, the proposal gives no undue cause for concern regarding parking provision.

RECOMMENDATION

No highway objection is raised nor condition(s) suggested.

NOTES

None.

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

pp Carwyn Morris CEng MICE

Head of Engineering and Highways