

INTERNAL MEMORANDUM

Your Ref.: P/23/0068

Our Ref.: 23/0068

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 06/04/2023

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

PROPOSED DEVELOPMENT

Convert existing garage into beauty salon and utility room at 39 Andrews Close Heolgerrig Merthyr Tydfil

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

The submitted plans indicate no changes to the existing means of access to the property from Andrews Close. As such, there is no undue cause for concern regarding access.

Parking

The submitted information is insufficient to determine the number of bedrooms within the dwelling. As such, the dwellings off-street parking requirement in accordance with Wales Parking Standards cannot be determined.

Nevertheless, the change of use of the existing garage would result in the loss of an existing parking space, and result in the creation of on-street parking demand, to the detriment of highway safety and the free flow of traffic. Furthermore, the proposed hair salon would increase the properties on-street parking provision by 1 space and result in further on-street parking demand.

RECOMMENDATION

Highway objection is raised for the following reason(s):

1. The proposal results in the loss of existing off-street parking provision and the creation of additional on-street parking demand to the detriment of highway safety and the free flow of traffic.

NOTES

None.

A handwritten signature in black ink, appearing to read 'M. Carwyn Morris', with a horizontal line drawn underneath the name.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways