

INTERNAL MEMORANDUM

Your Ref.: P/24/0199

Our Ref.: 24/0199

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 04/10/2024

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

PROPOSED DEVELOPMENT

Change of use from community hall (D2 Use Class) to a residential bungalow

LOCATION

Former Bontnewydd Hall, Bontnewydd Terrace, Trelewis, CF46 6AB

PLANNING HISTORY

None Indicated.

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Site and Internal layout	LT2204.04.01	March 2024

Access Arrangement and Visibility

There is no existing or proposed vehicular access into the site, however pedestrian access is available to the front of the development from Bontnewydd Terrace.

Parking Provision

As per the welsh Parking standards 2014 “1 space should be provided per 10m²” for the existing community hall so a total number of 7 spaces should be provided and as the existing development has no off-street parking for vehicles, this is an under provision.

For the proposed dwelling “1 space per bedroom” should be provided, so for the proposed dwelling a total of 2no off street spaces should be provided. As per the submitted documents, there are no plans to provide any new off street parking for the dwelling.

Overall, the proposals require less parking to be accounted for and even through the proposed arrangement is still an under provision the need for parking has been reduced from its extant use so the existing parking arrangement is acceptable.

Cycle Parking

No cycle parking is required as per the Welsh Parking Standards 2014.

Active Travel / Sustainability

Pedestrians can access the proposed development via the local public transport network. There are 2no bus stops located along B4255, High Street; both bus stops are 50-100m away from the development.

There is a good footway link to the indicative front entrance of the building, the footways within the surrounding area are approximately 1.5m wide, these existing conditions and are deemed acceptable.

SAB

All proposals for surface water drainage must meet adhere to Welsh Governments "Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems". Approval of surface water drainage proposals must be sought from MTCBC SAB prior to commencement on site. The applicant is advised to see advice as soon as possible

RECOMMENDATION

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

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways