

INTERNAL MEMORANDUM

Your Ref.: P/22/0205

Our Ref.: 22/0205

To: Town Planning – Development Control

FAO: Caroline Pulley

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

Change of use of ground floor to a beauty salon and first floor to a flat. Demolition and rebuilding of front façade, installation of new shop front and windows and alteration of rear ground floor window at 5 Fox Street Treharris CF46 5HE

PLANNING HISTORY

None.

HIGHWAY ASSESSMENT

The proposal is for the change of use of 5 Fox Street, Treharris to accommodate a beauty salon on the ground floor and 1 bedroom flat on the first floor.

Access

Access to the proposed beauty salon and flat will be via 2 no. separate doorways off Fox Street in the same manner as existing and numerous other properties along the street. As such, the proposal gives no undue cause for concern regarding access.

Parking

In accordance with Parking Standards Wales 2008, residential apartments have an off-street parking requirement of 1 space per bedroom. The proposed flat has 1 bedroom, and, therefore, an off-street parking requirement of 1 space.

Shops (<200m²) have an operational requirement of 1 commercial vehicle space and 1 space per 60m². The proposed ground floor beauty salon has a GFA of circa 65m². As such, the proposed beauty salon has a requirement of 2 spaces.

In total the property has a requirement of 3 spaces. The property does not benefit from any parking spaces nor is there scope to provide any within the curtilage of the property. Nevertheless, the proposal is located within the main retail area of Treharris and there are available regulated on-street parking spaces and public car parks located within easy walking distance of the proposal.

On this basis the proposal gives no undue cause for concern regarding off-street parking provision.

RECOMMENDATION

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

NOTES

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

pp Carwyn Morris CEng MICE

Head of Engineering and Highways