

INTERNAL MEMORANDUM

Your Ref.: P/23/0142

Our Ref.: 23/0142

To: Town Planning – Development Control

FAO: Marlene Ferreira

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 28/06/2023

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

PROPOSED DEVELOPMENT

Proposed dwelling (outline with some matters reserved) at Ael Y Bryn North Walter Street Dowlais

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

Access to the proposed dwelling would be via the existing lane that extends between Walter Street and Regent Street. The lane is severely sub-standard lacking sufficient width for 2-way traffic flow resulting in the need for vehicular reversing manoeuvres should 2 vehicles meet. Furthermore, the lane lacks adequate segregated pedestrian footway facilities resulting in vehicular and pedestrian conflict, which is of particular concern given the potential for reversing vehicles. The proposed development would intensify the use of the lane to the further detriment of highway safety and the free flow of traffic.

Parking

The proposed site plan indicates up to 4 off-street parking spaces which is sufficient for a single residential dwelling.

RECOMMENDATION

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

1. The proposed development would result in intensification of use of a severely sub-standard highway and result in increased hazards 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 text.

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Head of Engineering and Highways