

# INTERNAL MEMORANDUM

**Your Ref.:** P/22/0240

**Our Ref.:** 22/0240

**To:** Town Planning – Development Control

**FAO:** Rebecca Owens

**From:** Engineering and Highways – Highway Development Control

**Please ask for:** Martyn Tanner

**Date:** 04/10/2022

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

### **PROPOSED DEVELOPMENT**

Enclosure of portico to form part of saloon bar and proposed single storey extension comprising a change of use of land from private drive at West End Bowling Club The Grove Merthyr Tydfil

### **PLANNING HISTORY**

None indicated.

### **HIGHWAY ASSESSMENT**

The proposed development is for a single storey extension to accommodate a disabled toilet. A new entrance into the club is proposed however this is located within the curtilage of the property and has no adverse impact on the highway maintainable at public expense.

#### Access

The bowling club is served off an existing gated private shared access off the grove. There are no alterations proposed to the access point onto the highway network.

#### Circulation

The extension protrudes into the existing private shared access. The access has no formal turning area but does widen slightly at its furthest extent from the highway maintainable at public expense. It is considered that sufficient space remains for the residents of the dwelling identified as 10a on the submitted site plan to access and egress their property without undue detriment to highway safety and the free flow of traffic on the highway maintainable at public expense.

#### Parking

The bowling club appear to have zero off-street parking provision. Nevertheless, the proposed extension that accommodates a toilet only does not increase its off-street parking requirement. As such, there is no undue cause for concern with regard to parking arising from the proposal.

### **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 drawn underneath.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways