

INTERNAL MEMORANDUM

Your Ref.: P/22/0287

Our Ref.: 22/0287

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 24/11/2022

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

PROPOSED DEVELOPMENT

Change of use of property from A1 use class at ground floor and first floor flat to flat at ground floor and flat within first floor and attic space and associated external alterations at 6 Fox Street Treharris CF46 5HE

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

The proposal is for the change of use of 6 Fox Street, Treharris. As existing, the property is a shop of the ground floor and a 1 bedroom flat on the 1st floor. As proposed, the property will be a 1 bedroom flat on the ground floor and a 2 bedroom flat spread over the 1st and 2nd floors.

Access

Access to each flat would be achieved via separate doorways directly off Fox Street. The proposed means of access give no undue cause for concern.

Parking

The property currently has no off-street parking provision nor is there scope for any to be provided.

The existing shop on the ground floor shop has an operational requirement of 1 commercial vehicle space and a non-operational requirement of 1 space per 60m² of GFA. The existing 1 bedroom flat would require 1 space. In total, the existing property has an off-street parking requirement of 3 spaces.

The proposed flat on the ground floor has a requirement of 1 space and the proposed 2 bedroom flat spread over the 1st and 2nd floors has a requirement of 2 spaces. In total, as proposed the property has an off-street parking requirement of 3 spaces.

As such, the proposed change of use will result in no net change of the property off-street parking requirement of 3 spaces. The proposal has no off-street parking provision and there is no scope for any to be provided. With these points in mind, and considering the town centre location of the

property exist off-street parking available within public car parks, the lack of dedicated off street parking provision does not warrant highway objection.

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 extending from the end of the signature.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways