

INTERNAL MEMORANDUM

Your Ref.: P/24/0285

Our Ref.: 24/0285

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 12/06/2025

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

PROPOSED DEVELOPMENT

The proposed application is for the construction of a new build, Flying Start Creche.

LOCATION

Ysgol Santes Tudful, Pantyffyn Road, Penyard, Merthyr Tydfil, CF47 0HU

PLANNING HISTORY

P/00/0248 - 2 No. Classroom extension – **Approved**

P/06/0077 - Mixed-use scheme of 39 acres to include residential and education uses – **Approved**

P/06/0567 - Erection of nursery and primary school with associated car parking and playing fields - **Approved**

P/08/0341 - Construction of revised access arrangements, parking and servicing areas for new school - **Approved**

P/08/0342 - Erection of a sprinkler tank and accompanying pump house - **Approved**

P/08/0340 - Variation/removal of Conditions 16 and 17 of planning consent P/06/0567, in order to allow the disposal of surface water to local sewerage system - **Approved**

P/10/0170 - Erection of replica dinosaur – **Approved**

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Amended Transport Statement		May 2025

Proposed Access Arrangement including Visibility

Vehicles accessing the parking/site will do so via Pantyffyn Road, which is adopted highway and restricted to 20mph. It is not clear from the submitted information how the internal layout/vehicular access (beyond the school gates). Information should be submitted in relation to the management of deliveries, management of the existing/proposed intercom and special access to the site.

Parking Provision

The applicant has submitted sufficient evidence in regards to the available capacity at the Baili car park. The highway authority are satisfied that the car park is suitable for the proposed use of the crèche and will not have a detrimental impact on the adopted highway.

Cycle Parking

From the submitted plans, it is not clear if there is any existing or proposed cycle parking associated with the site. A condition is set out below to show this information

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 2.0m at the narrowest point, these existing conditions and are deemed acceptable.

Pedestrians are able to access the proposed development via the local public transport network as there are 2no bus stops within approximately 200m of the site

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along Pantyffyn Road, in the last five years. Indeed, there appears to be no local cluster areas within the search area.

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 subject to the following condition(s):

- Development shall not commence until an Operations Traffic Management Plan including intercom and deliveries has been submitted and approved in writing by the Local Planning Authority prior to works commencing on site.

REASON: In the interests of highway safety

- Development shall not commence until full details of the cycle parking facilities has been submitted and approved in writing by the Local Planning Authority prior to works commencing on site.

REASON: In the interests of highway safety, to promote sustainable modes of transport.

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways