

INTERNAL MEMORANDUM

Your Ref.: P/22/0104

Our Ref.: 22/0104/A

To: Town Planning – Development Control

FAO: Caroline Pulley

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 05/12/2022

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

PROPOSED DEVELOPMENT

Proposed conversion of Wesley Chapel into 6 self contained flats with associated external works including new dormers to the northern and southern elevations at Wesley Methodist Church South Street Dowlais CF48 3DS

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

An amended plan has been submitted, drawing no. "LT2116.04.03 Rev D" which provides an alternative off-street parking layout providing for a total of 9 spaces. As such, the application has been reassessed.

Access

Access for pedestrians and vehicles remains unchanged from the existing arrangement. As such, the proposal gives no undue cause for concern regarding access.

Circulation

There is sufficient space available within the proposed off-street parking area to allow private motor vehicles to enter and exist in a forward gear. Servicing and deliveries by larger vehicles would be undertaken from the publicly maintained highway as per other properties on the street. As such the proposal gives no undue cause for concern regarding internal circulation.

Parking

The proposal is for 6 no. self-contained flats, comprising of 3 no. 2 bedroom flats and 3 no. 1 bedroom flats.

In accordance with Wales Parking Standards 2008, each flat has a requirement of 1 space per bedroom for residents plus a 1 space per 5 units for visitors. As such, the proposal has a requirement of 9 spaces for residents plus 1 space for visitors.

The submitted amended plan drawing no. "LT2116.04.03 Rev D" indicated provision of 9 spaces. Therefore, the proposal only lacks provision of 1 visitor parking space. It is considered that short term parking for visitors can be accommodated on-street without causing undue detriment to highway safety and the free flow of traffic. As such, the proposal gives no undue cause for concern regarding parking.

RECOMMENDATION

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

NOTES

1. These observations supersede the previous highway observations dated 13/07/2022.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways