

INTERNAL MEMORANDUM

Your Ref.: P/24/0054

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To: Town Planning – Development Control

FAO: Adam Foote

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 03/04/2024

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

PROPOSED DEVELOPMENT

Change of use of part upper floor (Unit D61) from residential (RSPCA associated staff only) to office accommodation at RSPCA Merthyr Tydfil Clinic Abercanaid, Industrial Estate Abercanaid

PLANNING HISTORY

Planning permission in 2001 was granted for the construction of the building and car park.

Planning application reference: **P/01/0049**

HIGHWAY ASSESSMENT

Access

Access to the proposed site would be via an existing access road within Abercanaid Industrial Estate. Within the previous proposals, a new junction was constructed which was approved by the planning authority.

Parking

In accordance with Wales Parking Standards 2008, offices have a requirement of 1 space per 35m² of office space

The submitted site plans indicate provision of 25 off-street spaces which is deemed acceptable

Cycle parking

In accordance with Wales Parking Standards 2008, offices have a requirement of 1 cycle space per 200m² for long and 1 stand per 1000m² for short stay

There is no cycle parking indicated on the submitted plans. A condition to this effect is requested below.

RECOMMENDATION

No highway objection is raised subject to the following condition(s):

1. The off-street parking spaces indicated on submitted drawing "Site Location Drawing No. 231NCOG-08 Rev B" shall remain for the purpose of vehicular parking only unless agreed otherwise in writing with the LPA.

Reason: To ensure vehicles are parked off the highway, in the interests of highway safety and the free flow of traffic.

2. Notwithstanding the submitted plans, development shall not commence until further details of off-street cycle parking spaces have been submitted to and approved in writing by the local planning authority. Full details of the cycle parking (including location, type of store and type of stand) will need to be submitted

Reason: to ensure that there's enough provision of parking for people who want to take part in a cycle scheme or just generally cycle as means of transport. This also helps to generate economic prosperity

3. Surface water run-off from the proposed development shall not discharge onto the public highway or connected to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways