

INTERNAL MEMORANDUM

Your Ref.: P/26/0120

Our Ref.: 26/0120

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 10/06/2026

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 change of use from an artists studio (Use Class B1) to a residential flat (Use ClassC3)

LOCATION

Trinity Chapel, Wesley Place, Merthyr Vale, Merthyr Tydfil, CF48 4RS

PLANNING HISTORY

P/23/0029 - Conversion to an Artist's Studio (B1 use class) and Short Term Holiday Let (C6 use Class)
- **Approved**

A Pre-application submitted in March 2026

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Block Plan	260501 PL002	May 2026
Proposed Ground Floor Plan	260501 PL004	May 2026
Design Statement	260501_07	May 2026

Proposed Access Arrangement including Visibility

There is no vehicular access to the site as there is no existing off-street parking associated. The application site is located on Wesley Place and has its rear on the Trevithick Trail, which are both adopted highway and restricted to 20mph.

Parking Provision

As per the Wales Parking Standards 2014, it states that “*1 no space per bedroom (maximum 3 no spaces)*” should be provided for the proposed flat. Given that there is no existing parking associated with the extant use of the site there is already an existing under-provision of vehicular parking. The status-quo will be maintained for the proposed flat, as such, there would not be a detrimental impact on the existing adopted network.

Cycle Parking

From the submitted plan, **Proposed Ground Floor Plan - 260501 PL004**, adequate cycle parking facilities have been provided for the proposed use of the site

Active Travel / Sustainability

There is no footway to the rear entrance of the building; however, the access road forms part of the Trevithick Trail and can be classed as shared-use. Given that pedestrian footfall is not likely to increase compared to the extant use of the site and there are a number of passing areas, the existing arrangement is acceptable.

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 1.70m 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 2 no bus stops within approximately 220m of the site and Merthyr Vale train station is within approximately 100m of the site

Bin Storage

From the submitted plans, there is no indication on a bin storage area for the proposed flat. A condition has been set out below.

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along Wesley Place, Gray's Place and the Trevithick Trail and one accident record in 2024 along Cardiff Road, within 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 and 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 seek advice as soon as possible

RECOMMENDATION

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

- 1) Before the development is brought into use, full details of a bin storage area shall be submitted and approved in writing by the local planning authority.

REASON: to ensure adequate waste storage facilities are provided.

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways