

INTERNAL MEMORANDUM

Your Ref.: P/23/0116

Our Ref.: 23/0116

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 01/06/2023

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

PROPOSED DEVELOPMENT

Change of use from a shop (A1 Use Class) to a dog groomers (sui generis) at 12 Fox Street Treharris CF46 5HE

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

Access to the proposed dog groomers will remain unchanged from the existing shop use. As such, the proposal gives no undue cause for concern regarding access.

Parking

There is no specific use for a dog groomers set out in Wales Parking Standards 2008. Its off-street parking requirement is considered to be comparable to the existing use as a shop. As such the proposal results in no additional off-street parking requirement. There is currently no off-street parking provision provided nor is there scope to do so.

The proposal is located within Treharris Town Centre which has significant on-street parking controls and off-street parking available in public car parking within easy walking distance. As such, the proposal gives no undue cause for concern regarding vehicular parking.

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