
From: Tanner, Martyn
Sent: 07 June 2023 11:43
To: Owens, Rebecca
Subject: P/23/0068/A [NOT PROTECTIVELY MARKED]
Attachments: 23_0068_A.pdf

Classification: NOT PROTECTIVELY MARKED

Hi Rebecca,

Apologies for the delay, amended orbs attached.

Regards,

Martyn Tanner

Uwch Beiriannydd – Rheoli Datblygu Priffyrdd / **Senior Engineer – Highway Development Control**

Cyngor Bwrdeistref Sirol Merthyr Tudful / **Merthyr Tydfil County Borough Council**

Uned 5, Parc Busnes Triongl, Pentrebach, Merthyr Tudful, CF48 4TQ / **Unit 5, Triangle Business Park, Pentrebach, Merthyr Tydfil, CF48 4TQ**

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INTERNAL MEMORANDUM

Your Ref.: P/23/0068

Our Ref.: 23/0068/A

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 07/06/2023

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

PROPOSED DEVELOPMENT

Convert existing garage into beauty salon and utility room at 39 Andrews Close Heolgerrig Merthyr Tydfil

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Amended plans have been submitted which indicated that the existing driveway it's to be widened to provide an additional off-street parking space. As such, the application has been reassessed.

Access

The amended plans indicate no changes to the existing means of access to the property from Andrews Close. The existing wall would need to be taken back in line with the widened driveway and the existing vehicular crossover widened accordingly.

Parking

The submitted information is insufficient to determine the number of bedrooms within the dwelling. As such, the dwellings off-street parking requirement in accordance with Wales Parking Standards cannot be determined.

As existing the dwelling have provision of 2 off-street parking spaces, with 1 provided within the existing garage and 1 on the existing driveway.

As proposed the dwelling would retain 2 off-street parking spaces. However, the addition of the proposed beauty salon increases the property's off-street parking requirement by 1 space. As such, the proposal will result in additional on-street parking demand on the public highway in the vicinity of the site. This is of particular concern due the indiscriminate on-street parking that currently takes place on footway.

RECOMMENDATION

Highway objection is raised for the following reason(s):

1. The proposal results in the creation of additional on-street parking demand to the detriment of highway safety and the free flow of traffic.

NOTES

None.

A handwritten signature in black ink, appearing to read 'M. Fanner', with a horizontal line underneath.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways