
From: HDC
Sent: 14 February 2024 12:34
To: Owens, Rebecca
Subject: RE: Planning App Consultation for P/24/0016 [NOT PROTECTIVELY MARKED]
Attachments: 24_0016.pdf

Classification: NOT PROTECTIVELY MARKED

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Hi,

Please see attached

Regards

HDC

-----Original Message-----

From: Planning DC <Planning_DC@merthyr.gov.uk>
Sent: 31 January 2024 12:14
To: HDC <HDC@merthyr.gov.uk>
Subject: Planning App Consultation for P/24/0016

see attached

INTERNAL MEMORANDUM

Your Ref.: P/24/0016

Our Ref.: 24/0016

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 14/02/2024

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

PROPOSED DEVELOPMENT

Demolition of existing rear extension and conversion of existing building into 4 self contained flats at La Bodega 1 Pant Road Dowlais

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

Access to the proposed dwelling(s) would be via Glendower Street, Dowlais. The proposed means of access gives no undue cause for concern subject to the construction of an adequate vehicular crossover over the existing footway on Glendower Street, Dowlais.

The proposal will require the construction of a vehicular footway crossover to access the proposed off-street parking spaces to the side of the property. A condition to this effect is requested below.

Circulation

The proposal would require vehicular reversing manoeuvres to/from the public highway to access the proposed off-street parking spaces. However, this arrangement is acceptable for the 4 flat dwelling

Parking

The proposal is for a change of use to a 4 self contained flats. In accordance with Wales Parking Standards 2008, residential dwellings have an off-street parking requirement of 1 space per bedroom (maximum requirement of 3 spaces).

The submitted proposed site plan does provide sufficient details of 4no off street parking bays.

RECOMMENDATION

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

1. Notwithstanding the submitted plans, development shall not commence until details of the required vehicular footway crossover shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented on site prior to beneficial occupation of the dwelling.

Reason: To ensure the adequacy of the proposed footway and vehicular crossovers, in the interests of highway safety and the free flow of traffic.

2. The parking areas indicated on the submitted proposed site layout plan shall remain for the purpose of vehicular parking only.

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

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.

4.

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

NOTES

1. The applicant should contact the Council's Highway Maintenance section on 01685 725000 or Highways.CustomerCare@merthyr.gov.uk prior to commencing construction of the proposed footway/vehicular crossover.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways