

INTERNAL MEMORANDUM

Your Ref.: P/25/0135

Our Ref.: 25/0135

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 17/07/2025

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 of part of a valet centre to provide a gym at

LOCATION

Horizon, Unit 1, 7B, Pant Industrial Estate, Merthyr Tydfil, CF48 2SR

PLANNING HISTORY

P/13/0236 - Installation of internally illuminated fascia sign - **Approved**

P/13/0278 - Installation of a new shop front and first floor windows to front elevation and installation of windows, door and roller shutter openings to the side elevation - **Approved**

P/13/0279 - Installation of illuminated fascia sign - **Withdrawn**

P/97/0239 - Construction of external loading canopy and ancillary internal alterations – **Approved**

HIGHWAY ASSESSMENT

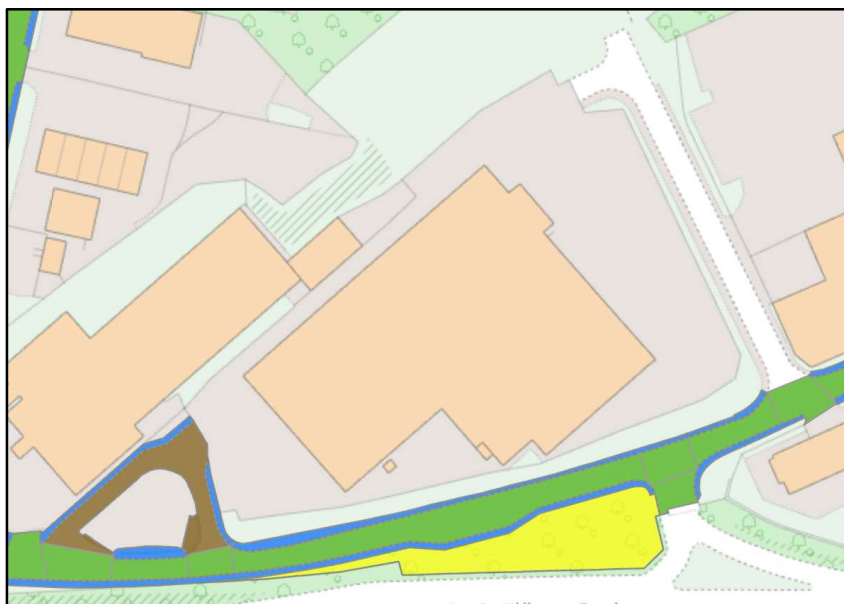
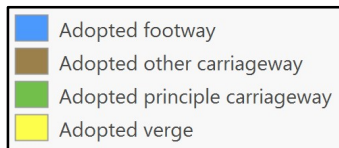
REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Block Plan	1117.05	March 2025

Existing use and Proposed Access Arrangement

There is no designated parking for the existing or the proposed use of the building. There are 2no existing car parks, which are utilised by multiple businesses. One car park is situated southwest of the site and the other to the northeast.

The unnamed road along the application buildings frontage is non-adopted and the road to access the northeast car park is also non-adopted, however the small road to the southwest to access the car park is adopted highway and restricted to 20mph. See below image that shows the highway adoption record.



Parking Provision

Although there is no specific parking spaces dedicated to the proposed use of the building, (gym) the applicant has demonstrated through a parking survey that there is adequate space available for staff and visitors to park off the adopted highway. Also, the highway authority do not feel that this will have an adverse impact on the existing parking for the businesses. The existing parking arrangement is acceptable.

Cycle Parking

Although there are, no specific cycle parking standards related to the use class of the proposed building, in order to promote sustainable transport and due to the buildings nature (gym), the highway authority want to see proposals for at least 2no cycle stands or an area marked specifically for cycle parking.

Active Travel / Sustainability

There are no existing footways along the buildings frontage, however given that the road is lightly trafficked and has low vehicle speeds, these existing conditions could be classified as a shared use area and are acceptable.

Pedestrians are able to access the proposed development via the local public transport network as there are 1no bus stops within approximately 400m of the site

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along the surrounding unnamed roads in 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 cycle parking facilities shall be submitted and approved in writing by the Local Planning Authority and shall be retained thereafter for the parking of cycles.

REASON: in the interests of highway safety and to promote sustainable modes of transport

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways