

INTERNAL MEMORANDUM

Your Ref.: P/25/0301

Our Ref.: 25/0301

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 19/11/2025

**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 Create 4 parking spaces on land at the rear of 1 & 2 Brynseion Cottages and associated retaining walls and steps.

LOCATION

1 & 2 Brynseion Cottages, Twynyrodyn Road, Twynyrodyn, Merthyr Tydfil, CF47 0SE

PLANNING HISTORY

None indicated

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Proposed Plans	BC 02	November 2025
Proposed Sections	BC 04	November 2025
Existing and Proposed Elevation	BC 06	November 2025

Proposed Access Arrangement including Visibility

Vehicles accessing the proposed parking area will do so via Tramroad Side South, which is adopted, restricted to 20mph and subject to one-way traffic flow.

There is no existing no vehicular or pedestrian access off Tramroad Side South, as there is a wall adjacent to the adopted highway along the sites frontage. The proposals include the demolition of the existing stonewall and to set it back to allow entry for the proposed parking area

All private surface water run-off from the proposed parking area must be intercepted such that it does not flow out onto the adopted highway.

Parking Provision

From the submitted plans, it is not clear how many bedrooms are associated with the existing dwellings, however as there is no existing off-street parking associated with the dwellings there is already an existing under-provision. Although there is the possibility that there is still an under-provision for the proposed site, the existing situation parking situation is being improved and is therefore acceptable.

The proposals are for the creation of a private parking layby. The parking layby is acceptable in terms of length and allows enough space for 4no vehicles to park.

Cycle Parking

No cycle parking is required as per the Welsh Parking Standards 2014 and none is shown on the plans

Active Travel / Sustainability

There are no footways along Tramroad Side South; however, given that this road lightly trafficked and restricted to 20mph, the road could be classed as shared-use for vehicles and pedestrians. In addition, given that no accidents have occurred in the last 5 years, these existing conditions are acceptable.

Pedestrians are able to access the proposed development via the local public transport network as Merthyr Tydfil Bus Station is within approximately 400m of the site and Merthyr Tydfil Train Station is within approximately 250m of the site

Structures

Any structures that are over 1m in height and within 1m of the adopted highway/footway must be supported by calculations.

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along Tramroad Side South 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 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 see 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 the means of vehicular access together with parking facilities shall be laid and approved by the LPA. Parking spaces and access shall be surfaced in consolidated materials (not loose stone or chipping) and shall be retained thereafter for the parking of vehicles.

REASON: In the interests of highway safety

- 2) Provision shall be made within the site for the disposal of private surface water to prevent its discharge onto the adopted highway, details of which shall have been submitted to and approved in writing by the LPA. Such provision shall be made prior to beneficial use and maintained thereafter at all times.

REASON: In the interests of highway safety

- 3) Notwithstanding the submitted plans, no works whatsoever shall commence on site until full engineering design, details and calculations of any structures that are 1.0m above ground level and within 1.0m of the adopted highway have been submitted and approved in writing by the local planning authority

REASON: To ensure the adequacy of the proposed development

NOTES

None.

A handwritten signature in black ink, appearing to be 'L. O.' followed by a stylized flourish.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways