

COPSEY ENGINEERING

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Project:

Application for Change of Use
6 Cardiff Road, Merthyr Tydfil CF48 4LB

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Transport Statement

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1.0 INTRODUCTION

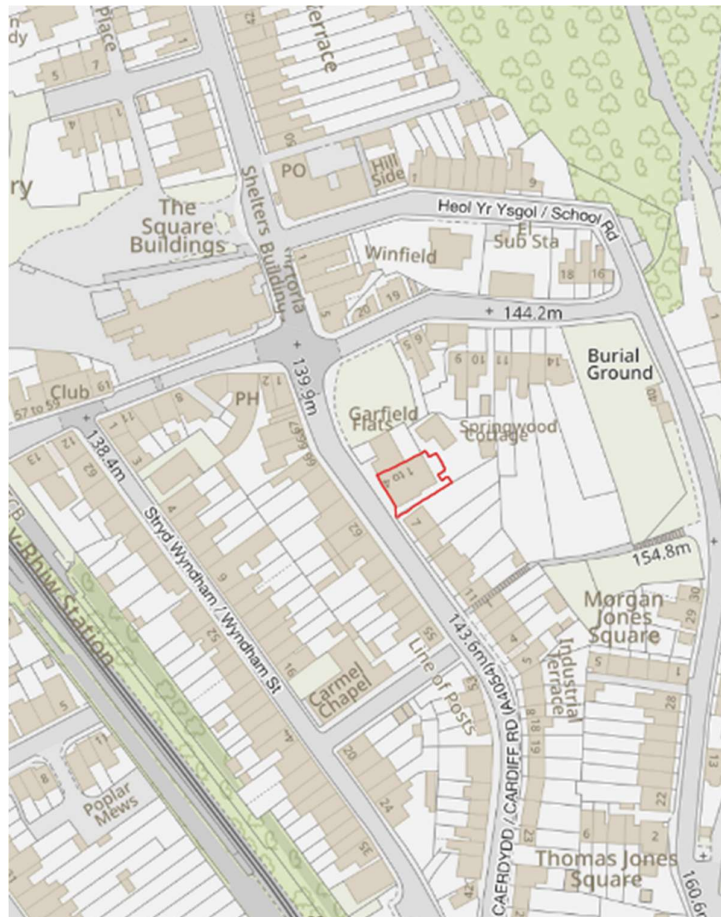
The earlier Planning Application was refused with on-street parking being one of the issues cited. In this Statement the parking issue is addressed in the context of the reduced scheme together with other transportation items.

The existing property has 5 bedrooms. In the proposed scheme there are 8 bedrooms.

2.0 ISSUES AND RESOLUTION

2.1 Active Travel

The site has good pedestrian access and good access to public transport with 2 bus stops and a railway station in close proximity.



2.2 Parking Provision

Standards and guidance

Parking provisions for this size of HMO are not covered by current Welsh or local standards. The assessment is therefore made on a site-specific basis.

Existing on-street parking

Photos taken on a random day (see below) show that there is no lack of on-street parking places in the immediate vicinity of the property in Cardiff Street. On the day of this photo many more cars than 3 could be parked close (within 20m) to the property.



Photos in vicinity of 6 Cardiff Street

Car ownership

With the good public transport links and proximity of amenities it is likely that not all occupants will be car owners. This is evidenced by the abundance of vacant parking places in the above photos.

Parking in urban areas

As in most urban areas which were developed in Victorian times there is little provision for off-street parking. It is the norm in such urban areas for car owners to park some distance away from their place of residence when expedient.

Impact on existing on-street parking

In view of the above it would be expected that a parking study of Cardiff Street (carried out say in the context of a Planning Appeal) would indicate that the above photos show typical conditions and that the development would have no significant impact. In view of the free spaces available parking issues should not be an obstacle to Planning Approval.

National policy

Current government policy in relation to the planning approvals is to streamline the planning process removing inappropriate obstacles to the achievement of housing targets.

3.0 SUMMARY

It is recommended that transportation issues should not be an obstacle to Planning Permission for this project. Salient factors are:

- the property has good access to public transport and facilities,
- the existing on-street parking provisions can readily accommodate possible additional cars generated by the development.

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