

INTERNAL MEMORANDUM

Your Ref.: P/25/0253

Our Ref.: 25/0253

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 01/10/2025

**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 erection of dwelling with associated parking and external works at 63 Brecon Rise, pan, Merthyr Tydfil,

LOCATION

63, Brecon Rise, Pant, Merthyr Tydfil, CF48 2EE

PLANNING HISTORY

P/25/0233 - Demolition of existing single-storey side extension and construction of new single-storey, rear extension - **Certificate of Law Granted**

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Contextual Site Plan	PL01 rev D	September 2025

Existing Use & Access

To access the proposed development vehicles will do so via Brecon Rise, Pant, which is adopted highway and restricted to 20mph. The existing use of the site is currently occupied by the garden of house no 63, which has a boundary wall along its frontage. There is no existing off-street parking indicated on the submitted documents that is associated with no 63 Brecon Rise. The existing dwelling is located adjacent to a turning head and there are a number of garages located near its western boundary. The submitted information does not state whether one or more of these garages is associated with no 63.

Parking Provision

Vehicles accessing the proposed parking area will do so via Brecon Rise. As there is a requirement for an extension of a dropped kerb, therefore, a section 184 license must be obtained before any construction of the vehicle access.

As per the Welsh Parking Standards 2014, *"1 space per bedroom (maximum of 3no spaces)"* should be provided. As the proposals are for a 2no bedroom bungalow, 2no off-street spaces should be provided for vehicles. From the submitted plan **PL01 rev D Contextual Site Plan**, it shows a total of 1no off-street parking space being provided for the proposed bungalow. As there is only 1no space provided this means there is an under provision of 1no space for the proposed bungalow, however the highway authority do not believe that this under provision will have a detrimental impact on the highway, therefore the 1no space is acceptable

Although from the submitted plans, it states that permeable paving is to be used for the parking area, the type of material has not been specified. The driveway should be constructed in consolidated materials (not loose stone or chipping). A condition is set out below.

From the submitted plan **PL01 rev D Contextual Site Plan**, it shows the proposed parking area as 6.0m x 2.5m, which is accordance with the Wales Parking Standards 2014 and is therefore acceptable in terms of size.

Cycle Parking

Although no cycle parking is required as per the Wales Parking Standards 2014, as part of the proposals, 2no "warrior" cycle lockers have been provided, which is acceptable.

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 1.8m at the narrowest point, these existing conditions and are deemed acceptable.

Pedestrians are able to access the proposed development via the local public transport network, as there are 2no bus stops within approximately 250m of the site

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along Brecon Rise, 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

The applicant should be made aware that the proposed scheme will require a highway licence and should therefore contact the council's Highway Maintenance Department regarding the approval of a section 184 license in relation to any the proposed vehicular crossovers. This this must be obtained separate to this planning permission.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways