

INTERNAL MEMORANDUM

Your Ref.: P/24/0058

Our Ref.: 24/0058

To: Town Planning – Development Control

FAO: Adam Foote

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 21/05/2024

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

PROPOSED DEVELOPMENT

The planning application is for a change of use from C3 dwelling house to C4 house of multiple occupation (HMO) for maximum of 5no occupants

LOCATION

75, Ninth Avenue, Galon Uchaf, Merthyr Tydfil

PLANNING HISTORY

None.

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS and PLANS

DOCUMENT NAME	DOCUMENT NUMBER	DATE
Location, Existing and Proposed Plan	2975C	March 2024

Parking Provision

The existing dwelling has a total number of 4 bedrooms therefore as per the “Wales Parking Standards 2014 - 1 space per 5-bedroom should be provided (maximum of 3 spaces)”. The existing 1no parking space (garage) is an under provision.

As shown on the submitted plan “Location, Existing and Proposed Plan” The proposals include an extra bedroom (total of 5) to facilitate a house of multiple occupancy. As per the Wales Parking Standards 2014 the requirement for an HMO is also 1 space per bedroom (maximum of 3 spaces).

With the scheme proposing a parking space adjacent to the existing garage, the scheme will provide a total number of 2 spaces. Although this is still under provision by 1no space the overall parking situation has been improved therefore it is acceptable.

Access arrangement

The existing vehicular access into the site is located to the rear of the property from Tenth Avenue. There is an existing dropped kerb to access the existing garage, which crosses the adopted verge. However, the dropped kerb is not wide enough to accommodate both existing and proposed parking areas, therefore, a plan is required showing the extension of the dropped kerb and the widening of the access to the parking area.

It is noted that the existing access across the adopted verge to the garage has not been formalised, therefore the applicant should submit a plan showing the access from kerb to garage and parking space across the verge upgraded such that it is consolidated (not loose stone or chipping).

The applicant is advised that a section 184 license is required in relation to any vehicular crossovers and extended drop kerb and to contact highways should permission be granted.

Manoeuvring

There will be an extended and widened vehicle crossover in front of the garage and proposed parking area, this will provide sufficient space for a vehicle to enter/exit the highway safely.

Cycle Parking

Within the “*Wales Parking Standards 2014*” the requirements state that “1no stand per 5 bedrooms should be provided”. The site-scheme proposes 5no bedrooms. Therefore, the proposals of 4no cycle parking spaces is acceptable.

Accident Data

Accident Data has been interrogated and it concludes that there have been no accidents recorded along Christopher Terrace in the last five years. Indeed, there appears to be no local cluster areas within the search area.

Active Travel / Sustainability

There is a good footway link to both the front and rear entrance of the building, the footways within the surrounding area are approximately 2m at the narrowest point, these existing conditions and are deemed acceptable.

Pedestrians can access the proposed development via the local public transport network. There is 1no bus stops located at Ninth Avenue, approximately 50m from the proposed development.

RECOMMENDATION

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

Before the development is brought into use the means of vehicular access together with parking facilities shall be laid out in accordance with submitted plan **Dwg No: 2975 rev C** 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

Provision shall be made within the site for the disposal of private surface water so as 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

The development shall not commence until full details of cycle parking stands for visitors and staff, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial use.

REASON: In the interests of highway safety.

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

A handwritten signature in black ink, appearing to read 'Carwyn Morris', is written over a light blue grid background.

Head of Engineering and Highways