

# INTERNAL MEMORANDUM

**Your Ref.:** P/25/0333

**Our Ref.:** 25/0333

**To:** Town Planning – Development Control

**FAO:** Kate Glover

**From:** Engineering and Highways – Highway Development Control

**Please ask for:** Liam Davies

**Date:** 06/01/2026

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**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 from residential dwelling house (C3) to house of multiple occupation (C4)

## **LOCATION**

44, Aberfan Road, Aberfan, Merthyr Tydfil, CF48 4QL

## **PLANNING HISTORY**

None indicated

## **HIGHWAY ASSESSMENT**

### **REVIEWED DOCUMENTS AND PLANS**

<b>Document Name</b>	<b>Document/Drawing Number</b>	<b>Date</b>
///	3060C	November 2025

### Proposed Access Arrangement including Visibility

There is no vehicular access to the site, as there is no existing off-street parking associated with the existing dwelling, although the site is located on Aberfan Road, which is adopted highway, and subject to a 20mph speed limit.

### Parking Provision

As per the Wales Parking Standards 2014, it states, 1 space per bedroom (maximum 3no spaces) should be provided for both existing and proposed use of the dwelling.

As there is no existing off-street parking associated with the existing 4no bedroom dwelling nor has any proposals been submitted for off-street parking for the proposed 5no bedroom HMO there is an under provision of 3no spaces for the existing and proposed use. As the status quo is maintained, there would be no detrimental impact on the adopted highway, therefore acceptable.

### Cycle Parking

From the submitted plans, the applicant has shown 5 cycle parking spaces in an easily accessible location and due to there being no vehicle parking for the site this helps to promote a sustainable mode of transport, therefore the proposed cycle parking facilities are 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 1.90m 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 40m of the site

### Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along Aberfan Road, 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 nor condition(s) suggested.

**NOTES**

None.

A handwritten signature in black ink, appearing to read 'K. Morris', with a stylized flourish at the end.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways