

INTERNAL MEMORANDUM

Your Ref.: P/22/0230

Our Ref.: 22/0230

To: Town Planning – Development Control

FAO: David James

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 15/09/2022

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

PROPOSED DEVELOPMENT

Change of use of land & erection of garage at Land Adjacent To Garage Site Rear Of Yew Street Troedyrhiw

PLANNING HISTORY

None.

HIGHWAY ASSESSMENT

The proposal is for the construction of a garage to the side of an existing block of 5 no. garages on land to the rear of Yew Street, Troedyrhiw.

The boundary wall of the property to the rear of the proposed garage has been chamfered to facilitate forward vision along the carriageway. There is concern that the proposed garage would reduce the available vision splay to an unacceptable level, resulting in highway safety concerns.

However, there is no block plan available that shows the precise location of the proposed garage within the submitted red line boundary. As such, an accurate assessment of the available vision splay cannot be undertaken.

A block plan should be submitted to enable an accurate assessment to be undertaken.

RECOMMENDATION

Highway objection is raised for the following reason(s):

1. There is insufficient information submitted regarding the precise location of the proposed garage within the submitted red line boundary to enable an accurate highway safety assessment to be undertaken.

NOTES

None.

A handwritten signature in black ink, appearing to read 'M. Fanner', with a horizontal line drawn underneath the text.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways