

INTERNAL MEMORANDUM

Your Ref.: P/25/0022

Our Ref.: 25/0022

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 10/02/2025

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

PROPOSED DEVELOPMENT

Change of use from a dwelling (C3) and two-storey rear extension to provide a children's care home (C2)

LOCATION

16, Gelligaer Road, Trelewis, Treharris, Merthyr Tydfil, CF46 6DN

PLANNING HISTORY

None indicated

HIGHWAY ASSESSMENT

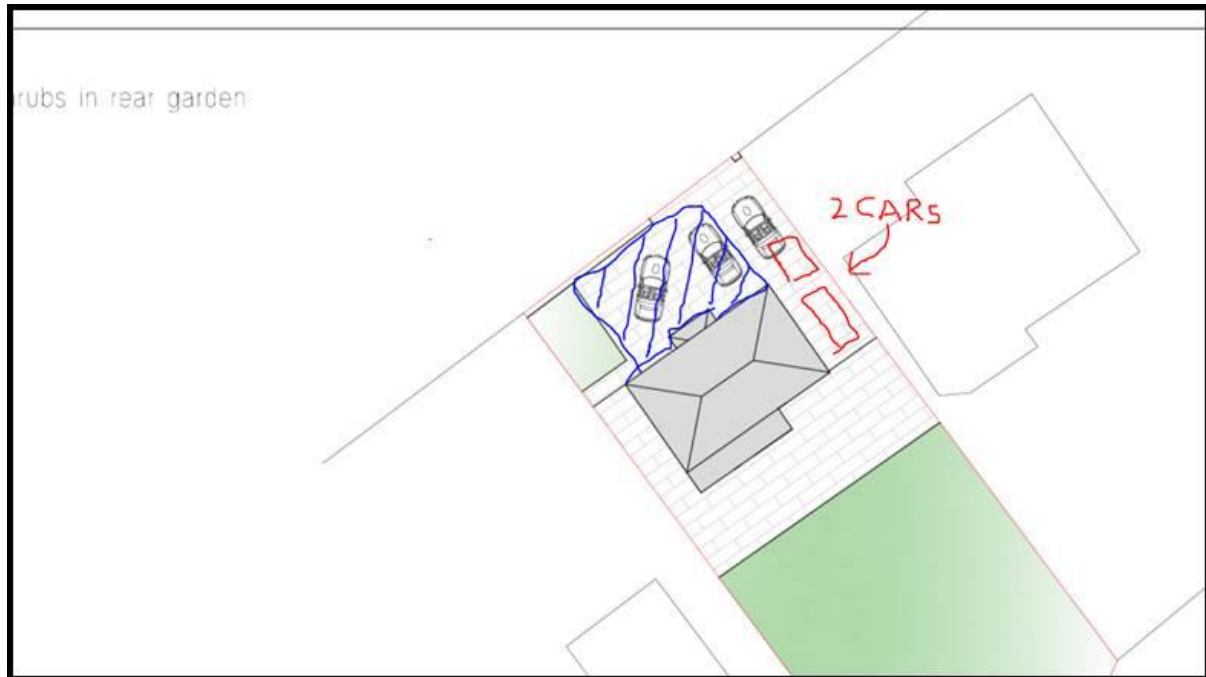
REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Site Location and Block Plan	PP/001	January 2024
Proposed Floor Layout	PP/003	January 2024

Proposed Access Arrangement

Vehicles accessing the parking area will do so via Gelligaer Road (classified), which is adopted highway and restricted to 20mph.

The property is adjacent to a “B road” which is classified. Due to this, cars must be able to leave the driveway in a forward gear meaning they need to be able to turn on the driveway/parking area before exiting. Therefore, there appears to only be enough space for 2no vehicles to park in tandem as shown in red below, and then the turning area marked in blue should be kept clear in order for vehicles to turn and exit in a forward gear.



Parking Provision

As per the Wales Parking Standards 2014, “1 space per bedroom (maximum 3 spaces)” should be provided for the proposed development. As there are a total of 4no bedroom associated with the proposed development, a total of 3no off-street parking spaces should be provided.

For the existing use of the building, there are 4no existing bedrooms and 2no existing off-street parking spaces available. As there is no increased requirement for additional parking the existing 2no spaces are acceptable, however this should be re arranged as per the above diagram where 2no cars park in tandem and there is enough space for a vehicle to turn

Cycle Parking

No cycle parking is required as per the Welsh Parking Standards 2014 and none is shown on the submitted plans.

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 1.80m at the narrowest point, these existing conditions are deemed acceptable.

Pedestrians are able to access the proposed development via the local public transport network as there are 2 no bus stops adjacent to the site

Accident Data

Accident Data has been interrogated and it concludes that there has been 2 no accidents recorded along Gelligaer 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 and 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 seek advice as soon as possible

RECOMMENDATION

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

- 1) Prior to the development being brought into use, a turning area to enable vehicles to enter and leave the site in a forward gear shall be shown in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority before any development commences on site.

REASON: To ensure that vehicles can enter and leave the site/street in a forward gear at all times, in the interests of highway safety.

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways