

INTERNAL MEMORANDUM

Your Ref.: P/24/0027

Our Ref.: 24/0027

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 13/02/2024

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

PROPOSED DEVELOPMENT

Demolition of 3 no. garages at Garages At Hillcrest (to The North West Of 32
And 33 Hillcrest) Penydarren

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

The proposal consists of the demolition of 3no existing garages . The existing garages are currently accessible from Hillcrest. There are currently no applications in place for the construction of the land so the demolition gives no undue cause for concern.

Parking

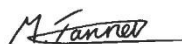
Although the proposal results in the loss of an existing garage, sufficient space remains within the curtilage of the dwelling to accommodate off-street parking for 3 vehicles, which is the maximum requirement for a single residential dwelling. As such, the proposal gives no undue cause for concern regarding parking.

RECOMMENDATION

No highway objection is raised nor condition(s) suggested

NOTES

1. none



pp Carwyn Morris CEng MICE

Head of Engineering and Highways