

INTERNAL MEMORANDUM

Your Ref.: P/24/0028

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To: Town Planning – Development Control

FAO: Adam Foote

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 14/02/2024

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

PROPOSED DEVELOPMENT

Rear extensions to Vulcan 1 and 2 to facilitate extension to existing flats and change of use of garage in the grounds of Vulcan 1 to 1 number self contained flat. at 1 Vulcan Buildings Brecon Road CF47 8NH

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

Access to the proposed dwelling(s) would be via Brecon Road/Vulcan Road. The proposed means of access gives no undue cause for concern subject to the construction of an adequate vehicular crossover over on Vulcan Road to access the rear parking area.

Circulation

The proposal would require vehicular reversing manoeuvres to/from the public highway to access the proposed off-street parking spaces. However, this arrangement is acceptable for the residential dwellings.

Parking

The proposal required is a change of use of an existing garage to facilitate an extension to existing flats. In accordance with Wales Parking Standards 2008, residential dwellings have an off-street parking requirement of 1 space per bedroom.

The submitted proposed site plan does not provide details of any off street parking. A condition to this effect is requested below.

RECOMMENDATION

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

1. Notwithstanding the submitted plans, development shall not commence until details of the required vehicular footway crossover shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented on site prior to beneficial occupation of the dwelling.

Reason: To ensure the adequacy of the proposed footway and vehicular crossovers, in the interests of highway safety and the free flow of traffic.

2. Notwithstanding the submitted plans, development shall not commence until details providing for at least 3 off-street parking spaces have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented on site prior to beneficial occupation of the dwelling.

Reason: To ensure the dwelling provides enough space for a minimum of 3 vehicles are able to park off the public highway, in the interests of highway safety and the free flow of traffic.

3. Surface water run-off from the proposed development shall not discharge onto the public highway or connected to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority.
4. Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding.

NOTES

1. The applicant should contact the Council's Highway Maintenance section on 01685 725000 or Highways.CustomerCare@merthyr.gov.uk prior to commencing construction of the proposed footway/vehicular crossover.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways