

INTERNAL MEMORANDUM

Your Ref.: P/25/0285

Our Ref.: 25/0285

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 18/05/2026

**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 erection of Passivhaus modular residential units, laundry, bin store, landscaping, parking and associated works

LOCATION

Car Park, Hornbeam Close, Gurnos, Merthyr Tydfil, CF47 9BW

PLANNING HISTORY

None Indicated

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Proposed Site Sections	LT2509.04.02	September 2025
Proposed Site Layout	LT2509.04.01 Rev D	September 2025

Proposed Access Arrangement including Visibility

Vehicles accessing the proposed site will do so via Hornbeam Close, which is adopted highway and restricted to 20mph. The access is to remain as its existing conditions and is therefore acceptable.

Parking Provision

As per the Wales Parking standards 2014, it states, “1no space per bedroom” should be provided for each unit. From the submitted plans it shows a total of 4no proposed off street vehicle parking spaces and 1no additional accessibility parking space, which is acceptable.

Cycle Parking

From the submitted plan, **Proposed Site Layout LT2509.04.01 Rev D**, it shows proposed Sheffield bike stands which would not be acceptable. The proposed cycle parking should be changed to secure cycle lockers.

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 2.0m at the narrowest point, these existing conditions and are deemed acceptable. Additionally, the applicant has proposed a new footpath that provides pedestrian connectivity from Gurnos Ring Road and the new development. From the submitted plans, it is not clear what gradients are proposed and if there are any landing areas on the proposed footpath/ramp.

Pedestrians are able to access the proposed development via the local public transport network as there are 2no bus stops within approximately 250m of the site

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along Hornbeam close or Fernhill Close, 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) Before the development is brought into use the means of vehicular access together with parking facilities shall be laid and approved by the LPA. Parking spaces and access shall be surfaced in consolidated materials (not loose stone or chipping) and shall be retained thereafter for the parking of vehicles.

REASON: In the interests of highway safety

- 2) Notwithstanding the submitted plans, no work shall commence until full details of the footpath/ramp that connects Gurnos Ring Road and the new development have been submitted and approved in writing by the local planning authority. This should include gradients, ramp lengths, landing zone details, ramp boundary treatment, handrails and a cross/long section.

REASON: in the interest of highway safety

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways