

INTERNAL MEMORANDUM

Your Ref.: P/23/0061

Our Ref.: 23/0061

To: Town Planning – Development Control

FAO: David Cross

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 28/03/2023

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

PROPOSED DEVELOPMENT

Change of use of the first and second floors from offices and storage to 5 selfcontained flats and storage, together with alterations to the roof and other associated external alterations at 126 High Street Merthyr Tydfil CF47 8BT

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

The proposal is for the change of use of the first and second floors of 125 High Street, Merthyr Tydfil from offices to 5 no. self-contained flats.

Access

The existing ground floor retail units are to remain and will utilise their existing accesses off High Street. Access to the proposed flat is to be achieved via an. existing access at the rear of the property off the private footpath that runs between Victoria Street and Market Square. The means of access to the property gives no undue cause for concern in terms of highway safety.

Parking

The proposal is located within Parking Zone 1. In accordance with Wales Parking Standards 2008, apartments within Parking Zone 1 have an off-street parking requirement of 0.5 to 1 space per unit plus 1 space per 5 units for visitors. As such, the proposed 5 no. flats have a requirement of 4 to 6 spaces.

There is no off-street parking proposed nor is there scope for any to be provided. Nevertheless, the proposal is located within Merthyr Tydfil Town Centre with an abundance of local amenities and public transport facilities within easy walking distance. Furthermore, there are extensive TROs in place on the public highway in the vicinity of proposal to control on-street parking and public car parks are available. Therefore, the lack of on-street provision, on balance, does not warrant highway objection in this instance.

RECOMMENDATION

No highway objection is raised nor condition(s) suggested.

NOTES

None.

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pp Carwyn Morris CEng MICE

Head of Engineering and Highways