

INTERNAL MEMORANDUM

Your Ref.: P/23/0145

Our Ref.: 23/0145

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 03/07/2023

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

PROPOSED DEVELOPMENT

Erection of two dwellings at Winfield 10 School Road Troedyrhiw

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

Access to the proposed dwellings would be directly off School Road, Troedyrhiw. The means of access gives no significant cause for concern subject to the construction of adequate vehicular footway crossovers.

Parking

The proposal is for 2 no. 4 bedroom dwellings. In accordance with Wales Parking Standards 2008, residential dwelling have an off-street parking requirement of 1 space per bedroom (up to a maximum of 3 spaces). As such, the development has a total requirement of 6 spaces, i.e. 3 per dwelling.

The submitted proposed site plan indicates a total of 4 off-street parking spaces, i.e. 2 spaces per dwelling. However, the proposed dwellings encroach onto the parking bays reducing the available width to circa 2.2m on 1 side of the dwellings and 2.0m on the other. As such, the development is consider to have a total provision of 2 spaces, i.e. 1 space per dwelling, which will result in on-street parking demand to the detriment of highway safety and the free flow of traffic, which is considered unacceptable.

Given the proposed dwellings have 4 bedrooms each and are located in an area already oversubscribed with on-street parking demand 3 spaces per dwelling would be required to overcome highway objection.

RECOMMENDATION

Highway objection is raised for the following reason(s):

1. The proposal will result in on-street parking demand to the detriment of highway safety and the free flow of traffic.

NOTES

None.

A handwritten signature in black ink, appearing to read 'M. Carwyn Morris', with a horizontal line underneath.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways