

INTERNAL MEMORANDUM

Your Ref.: P/22/0208

Our Ref.: 22/0208

To: Town Planning Division – Development Control Section

FAO: David Cross

From: Engineering and Highways Division – Highway Development Control Section

Please ask for: Martyn Tanner

Date: 26/08/2022

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

PROPOSED DEVELOPMENT

Construction of 4 bedroom dwelling with associated access, landscaping and ecological works at Land Adjoining 1 Cae Deri Heolgerrig Merthyr Tydfil

PLANNING HISTORY

The application site has outline planning permission for the construction 2 no. residential dwellings, planning ref. P/22/0007.

HIGHWAY ASSESSMENT

The application benefits from outline planning permission for the construction of 2 no. residential dwellings, planning ref. P/22/0007. This application is for full planning permission for 1 of the dwellings that has outline approval.

Access

The proposal would be served off Cae Deri via a private access measuring 3.5m wide. The access would become shared should the other dwelling approved under outline permission ref. P/22/0007 come forward with a full application. A private shared access should typically measure 4.5m wide to allow for 2-way traffic flow. Nevertheless, given that there is insufficient space to provide a 4.5m wide access and the site benefits from outline planning permission, the 3.5m wide access is considered acceptable in this instance.

Cae Deri connects to the highway network maintainable at public expense via Winch Fawr Park between dwelling nos. 7 and 8. Cae Deri lack sufficient segregated footway facilities for its first circa 40m from Winch Fawr Park, resulting in conflict between pedestrians and vehicles, which gives cause for concern. Nevertheless, given that there is no scope to provide segregated pedestrian footway facilities and that the site benefits from outline planning permission, the concern does not warrant objection in this instance.

Circulation

The proposed site layout plan indicates sufficient space for vehicles to be able enter and exit the property from Cae Deri in a forward gear. As such, the proposal give no undue cause for concern regarding internal circulation.

Parking

The proposal is for a 4 bedroom residential dwelling.

In accordance with the Wales Parking Standards 2008, residential dwelling have a requirement of 1 spaces per bedroom (maximum requirement of 3 spaces). As such, the proposal have a requirement of 3 spaces.

The submitted floor plans indicate provision of an integral garage sufficient in size to accommodate parking of 2 vehicles. Furthermore there is ample space on the proposed driveway to accommodate the additional space required. As such the proposed gives no undue cause for concern regarding off-street parking provision.

RECOMMENDATION

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

1. The driveway and integral garage indicated on approved drawing nos. "02" and "04" respectively shall remain for the purpose of vehicular parking only unless agreed otherwise with the Local Planning Authority.

REASON: to ensure vehicles are parked off the public highway, in the interests of highway safety and the free flow of traffic.

2. Surface water run-off from the private areas of the proposed development shall not discharge onto the public highway or connect to any highway drainage system unless agree otherwise with the Local Planning Authority.

REASON: In the interests of highway safety and to prevent over capacity of the existing highway drainage system.

NOTES

Carwyn Morris CEng MICE

Head of Engineering and Highways