

INTERNAL MEMORANDUM

Your Ref.: P/24/0239

Our Ref.: 24/0239

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 28/10/2024

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 dwelling with parking

LOCATION

Adjacent To Lle Hyfryd, Mount Pleasant, Heolgerrig, Merthyr Tydfil, CF48 1RY

PLANNING HISTORY

P/05/0380 - Erection of 2 No. detached dwellings - **Approved**

P/16/0099 - Erection of dwelling - **Approved**

P/19/0169 - Application to extend the time for the submission of reserved matters and the commencement of works in respect of planning permission P/16/0099 - **Approved**

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Proposed Plans, Elevations & Section	Lle Hyfryd 03	October 2024
Proposed Plans, Elevations & Section	Lle Hyfryd 01B	October 2024

Proposed Access Arrangement including Visibility

Vehicles accessing the site will do so via Mount Pleasant, which is adopted highway and restricted to 20mph. Mount Pleasant is approximately 3.0m wide and is restricted such that two cars cannot pass one another. There are no footways along Mount Pleasant and after reviewing the area, the highway authority do not require any proposals for a footway along the sites frontage as there is no point that this could connect to.

Given these are existing conditions, the highway authority deem this acceptable.

Vehicles are able to drive into and out of the proposed parking area in both forward and reversing gear; therefore no turning area is required within the site so the proposals are acceptable.

Given the boundary walls are proposed to be less than 800mm this will allow for appropriate visibility in either direction when exiting the parking area.

The applicant needs to provide details for the disposal of private surface water to prevent its discharge onto the adopted highway. An example of how to achieve this would be installing an aco drain across each of the driveways behind the back of the footway. A condition is recommended below.

There are no gates shown to close off any access points to the parking areas, therefore this is acceptable.

Parking Provision

As per the Welsh Parking Standards 2014 “1 space per bedroom (maximum requirement 3 spaces)” should be provided for the dwelling. The proposed dwelling has a total number of 5no bedrooms, therefore a total number of 3no spaces should be provided. The proposed dwelling provides a total of 3no spaces for parking and enough space such that a vehicle would not overhang the adopted highway, therefore, this is acceptable.

Cycle Parking

No cycle parking is required as per the Welsh Parking Standards 2014 and none is shown on the submitted plans

Active Travel / Sustainability

There are no footways to the front entrance of the building; however given the road is restricted to 20mph and low trafficked Mount Pleasant can be classed as a shared use area.

Pedestrians are able to access the proposed development via the local public transport network, as there are 2no bus stops within approximately 180m of the site

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along Mount Pleasant, 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 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 see advice as soon as possible

RECOMMENDATION

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

- 1) Provision shall be made within the site for the disposal of private surface water to prevent its discharge onto the adopted highway, details of which shall have been submitted to and approved in writing by the LPA. Such provision shall be made prior to beneficial use and maintained thereafter at all times.

REASON: In the interests of highway safety

- 2) The site's frontage boundary treatment shall be no more than 800mm above ground level in height and shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into beneficial use.

REASON: To ensure that adequate visibility is provided, in the interests of highway safety

- 3) Before the development is brought into use the means of access, together with the parking facilities, shall be laid out in accordance with the submitted site plan **LLE HYFRYD 03** and approved by the Local Planning Authority. The parking spaces shall be surfaced in consolidated material (NOT loose stone or chipping) and retained thereafter for the parking of vehicles.

REASON: In the interests of highway safety. To ensure vehicles are parked off the highway.

NOTES

The applicant should be made aware that the proposed scheme will require a highway licence and should therefore contact the council's Highway Maintenance Department regarding the approval of a section 171 license. This must be obtained separate to this planning permission.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways