

INTERNAL MEMORANDUM

Your Ref.: P/26/0097

Our Ref.: 26/0097

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 13/05/2026

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 change of use of the existing annexe from café/takeaway (Use Class A3) to a self-contained short-term holiday let (Use Class C6) with no external alterations or changes to the building footprint

LOCATION

The Croft Shop, Queens Road, Twynnyroddyn, Merthyr Tydfil, CF47 0HE

PLANNING HISTORY

P/00/0277 - Proposed extension to existing shop and food preparation and server area associated with proposed A3 (coffee shop/snack bar) facility – **Approved**

P/05/0625 - Removal of condition 5 of planning consent ref: P/00/0277 which limits the type of cooking equipment that may be used at the premises - **Approved**

P/22/0174 - Change of use from A3 use to residential annex - **Approved**

P/22/0292 - Change of use from 2-bedroom dwelling with annexe to short-term holiday rental - **Approved**

P/24/0143 - Change of use to Cafe and Takeaway with alterations to windows and doors - **Approved**

The application **23/0017** was recommended for refusal by highways, however this application was **granted permission** by the local planning authority

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Image 0726	Image 0726	April 2026

Proposed Access Arrangement including Visibility

Vehicles accessing the proposed parking area will do so via Queens Road, which is adopted highway and restricted to 20mph.

Parking Provision

For the existing café/hot food takeaway, there is an existing under-provision of 5no off-street parking spaces.

The proposals are for the change of use to a 1no bedroom holiday let. As per the Wales Parking Standards 2014, it states, “*1no parking space per bedroom (maximum 3 spaces)*”, should be provided. Therefore, for the proposed use of the site, 1no off street parking space should be provided.

Although as part of the previous application **24/0143**, the existing residential driveway was changed to an alfresco dining area, the fundamentals of the previous driveway were never removed i.e. existing dropped kerb, gated access and its length. So in all fact, as the existing driveway was never removed therefore the proposals for 1no off-street parking space is as per the existing conditions, which is acceptable.

Cycle Parking

No cycle parking is required as per the Welsh Parking Standards 2014 and none is shown on the plans, which is acceptable.

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 2.2m at the narrowest point, these existing conditions and are deemed acceptable.

Pedestrians are able to access the proposed development via the local public transport network as there are 2no bus stops within approximately 220m of the site

Accident Data

Accident Data has been interrogated and it concludes that there have been no accidents recorded along Queens Road 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) The proposed gates shown on the submitted plan must open inwards, away from the adopted highway.

REASON: In the interests of highway safety

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways