

INTERNAL MEMORANDUM

Your Ref.: P/24/0243

Our Ref.: 24/0243

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 31/10/2024

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 a first floor extension, change of use to an office and associated external works including new shopfront

LOCATION

62C, High Street, Cefn Coed, Merthyr Tydfil, CF48 2PL

PLANNING HISTORY

None Indicated

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Proposed Ground and First Floor Plan	1061.04	August 2024

Existing Conditions

The existing building is currently unoccupied however; it opens annually to sell fireworks. There is currently no vehicular access to the site nor is there any existing off-street parking.

Parking Provision

There is no existing parking associated with the extant use of the building, although as per the Welsh parking Standards 2014 “*1no commercial space*” should be provided. The proposals are for a top floor extension and change of use to an office. As per the Welsh parking Standards 2014 for offices

<1000m² “1 space per 20m²” should be provided. Therefore, for the proposed development a total number of 1no space should be provided.

Although there remains an under provision of 1no space for the proposed development, the highway authority do not consider this under provision to have a detrimental effect to the existing highway network due to the existing parking restrictions in the form of double yellow lines, located along High Street. Therefore, these existing conditions are acceptable.

Cycle Parking

As per the Welsh Parking Standards 2014 “1 stand per 200m² (long stay)” and “1 stand per 1000m² (Short stay)” should be provided. Therefore, no cycle parking is required for the proposed development nor is there any proposed.

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 2.0m 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 50m of the site

Accident Data

Accident Data has been interrogated and it concludes that there has been one accident recorded along High Street, 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 nor condition(s) suggested.

NOTES

None.

A handwritten signature in black ink, appearing to read 'Carwyn Morris', is written over a light gray dotted rectangular background.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways