

INTERNAL MEMORANDUM

Your Ref.: P/23/0045

Our Ref.: 23/0045

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 15/03/2023

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

PROPOSED DEVELOPMENT

Change of use from office to takeaway and installation of flue at 53 Glebeland Street Merthyr Tydfil CF47 8AT

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

The application is for the change of use of the ground floor of 53 Glebeland Street, Merthyr Tydfil from a hair dressers to a takeaway. There is to be no increase in the properties gross floor area in relation to the proposed development.

Access

The submitted plans indicate that there will be no alterations to the existing means of access to the property as a result of the proposed development. As such, there is no undue cause for concern regarding access.

Parking

The proposal is located within Merthyr Tydfil Town Centre, equivalent to Zone 1 within Wales Parking Standards. Hot food takeaways within Zone 1 have an operational requirement of 1 space and no non-operational requirement. The proposal lacks a dedicated off-street commercial parking space; however, there is a dedicated loading bay on the opposite side of Glebeland Street to the proposal that can be utilised to make deliveries without causing undue detriment to the public highway.

Conclusion

In light of the above assessment the proposal gives no significant cause for concern.

RECOMMENDATION

No highway objection is raised nor condition(s) suggested.

NOTES

None.

A handwritten signature in black ink, appearing to read 'M. Fanner', with a horizontal line drawn underneath the name.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways