
From: Tanner, Martyn
Sent: 23 May 2023 11:30
To: Cross, David
Subject: P/23/0104 [NOT PROTECTIVELY MARKED]
Attachments: 23_0104.pdf

Classification: NOT PROTECTIVELY MARKED

Hi Dave,

Highway obs attached.

Regards,

Martyn Tanner

Uwch Beiriannydd – Rheoli Datblygu Priffyrdd / **Senior Engineer – Highway Development Control**

Cyngor Bwrdeistref Sirol Merthyr Tudful / **Merthyr Tydfil County Borough Council**

Uned 5, Parc Busnes Triongl, Pentrebach, Merthyr Tudful, CF48 4TQ / **Unit 5, Triangle Business Park, Pentrebach, Merthyr Tydfil, CF48 4TQ**

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INTERNAL MEMORANDUM

Your Ref.: P/23/0104

Our Ref.: 23/0104

To: Town Planning – Development Control

FAO: David Cross

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 23/05/2023

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

PROPOSED DEVELOPMENT

Change of use from Class A1 (Retail) to a flexible use for Class D2 (Gym) or its reversion to a Class A1 use at Unit D Triangle Business Park Pentrebach

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

Access to the proposal would be via the existing retail park car park. There will be no alterations to the existing means of access to the property. As such, the proposal gives no undue cause for concern regarding access.

Circulation

Sufficient circulation space is provided within the existing car park to allow vehicles to leave and re-join the public highway in a forward gear. As such, the proposal gives no undue cause for concern regarding internal circulation.

Parking

The property in question is located on Triangle Business Park, Pentrebach and has use of the existing shared car park.

As per the submitted application form, the existing retail unit has an existing gross internal floor space of 1,530m². In accordance with Wales Parking Standards 2008, Shops and small supermarkets (1001m² – 2000m²) have an operational off-street parking requirement of 3 commercial vehicle spaces and a non-operational requirement of 1 space per 40m². As such, the existing use has a total off-street parking requirement of 3 commercial spaces and 39 typical spaces.

The proposed use as a gym has an operational off-street parking requirement of 1 commercial vehicle space and a non-operational requirement of 1 space per 2 facility users. The submitted information

lacks sufficient information to determine the anticipated number of facility users. Nevertheless, the proposed gym has use of the existing shared retail park car park. Furthermore, there would be scope for additional off-street parking to be provided within the existing service yard area to the side of the property given that it would no longer be required for the proposed Gym use. With these points in mind, the lack of information regarding the anticipated number of facility users does not warrant highway objection on this occasion.

RECOMMENDATION

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

NOTES

None.

A handwritten signature in black ink, appearing to read 'M. Farnell', with a horizontal line drawn through the middle of the signature.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways