

INTERNAL MEMORANDUM

Your Ref.: P/25/0010

Our Ref.: 25/0010

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 20/01/2025

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 retention of hairdresser (use class A1) and two-storey rear extension

LOCATION

56 Brecon Road Merthyr Tydfil CF47 8NN

PLANNING HISTORY

P/04/0477 - Change of use to reflexology clinic, new shopfront and internal alterations – **Approved**

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Existing plans and Elevations	KFJ-01	October 2024
Proposed plans and Elevations	KFJ-02	October 2024

Proposed Access Arrangement including Visibility

There is no existing vehicle access to the development as there is no existing off street parking associated with the site. The site is located on Brecon road, which is adopted highway and restricted to 20mph. There are existing parking restrictions in the form of double yellow line along Brecon Road, on the opposite side of the road to the application site. Adjacent to the application site is unrestricted public parking.

Parking Provision

This is a retention of a hairdressers which I assume has been there for a while, with an increase in floor area.

As per the submitted documents, there is no existing parking associated with the existing use and the site cannot provide new off-street parking. As the proposed application is for the retention of an A1 class building use, the Welsh Parking Standards 2014 states “*1 commercial vehicle space (operational)*” and “*1 space per 60m² (non-operational)*” should be provided for the development. For the extant use of the site there is a shortfall of 2no spaces and with the increase in GFA by 60m² and an additional staff member the shortfall does not increase.

The highway authority consider that as the shortfall of 2no off street parking spaces remains the same even with the proposed extension and the fact that that there has been a long standing commercial use on the site without associated off street parking, the development wont have a detrimental impact on the local highway network.

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 1.7m 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 adjacent to the site

Accident Data

Accident Data has been interrogated and it concludes that there has been 2no accidents recorded along Brecon 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 nor condition(s) suggested.

NOTES

None.

A handwritten signature in black ink, appearing to read 'C. Morris', with a stylized flourish at the end.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways