

INTERNAL MEMORANDUM

Your Ref.: P/25/0020

Our Ref.: 25/0020

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 10/02/2025

**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 change of use of example passivhaus (not used as a residential unit) to office (B1 use class)

LOCATION

Ty Brychan, 22, Lansbury Road, Swansea Road, CF48 1HA

PLANNING HISTORY

P/20/0168 - Retention of 1 Passivhaus unit (to be used as an example only and not for residential purposes) with associated works – Approved

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Proposals	9056-01	July 2020

Proposed Access Arrangement including Visibility

Vehicles accessing the existing parking areas will do so via Lansbury Road, which is adopted highway and restricted to 20mph

Parking Provision

As per the Wales Parking Standards 2014 it states, "1 space per 20m²" should be provided for the proposed development. As there is only approximately 17m² of proposed office space, no additional parking is required and the existing parking conditions are acceptable.

Cycle Parking

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

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 1.50m 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 no accidents recorded along Heol Tai Mawr or Lansbury 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