

INTERNAL MEMORANDUM

Your Ref.: P/23/0083

Our Ref.: 23/0083

To: Town Planning – Development Control

FAO: David Cross

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 27/04/2023

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

PROPOSED DEVELOPMENT

Erection of rural enterprise dwelling at Pendducae Fawr Farm Treharris CF46 6UE

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

The proposal would be served via an existing access off Parish Road that currently serves the existing farmyard. The use of Parish Road gives cause for concern given it's substandard to current highway standards. Nevertheless, given that the proposed dwelling is to be used in connection with the existing farm. Vehicular trips to and from the farm by a rural worker would likely be reduced should the worker be residing on the farm. On this basis, the proposal gives no undue cause for concern regarding access.

Circulation

There is adequate space available within the site to allow vehicles to enter and exit in a forward gear. As such, the proposal gives no undue cause for concern regarding internal circulation.

Parking

The proposal is for a 3 bedroom dwelling. In accordance with Wales Parking Standards 2008 residential dwelling have an off-street parking requirement of 1 space per bedroom (up to a maximum requirement of 3 dwellings). Although the submitted information does not indicate any specific off-street parking provision there is ample space within the applicants control to accommodate the required 3 spaces. Furthermore the proposal is located far enough away from the highway network to discourage on-street parking. As such, the proposal gives no undue cause for concern regarding vehicular parking.

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 underneath.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways