

INTERNAL MEMORANDUM

Your Ref.: P/23/0196

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To: Town Planning – Development Control

FAO: Emma Watkins

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 18/09/2021

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

PROPOSED DEVELOPMENT

Proposed redevelopment to create 30 No. (1 and 2 bedroom) self contained apartments at Former Merthyr Tydfil General Hospital High Street Merthyr Tydfil

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Proposal for the partial demolition and extension of the Former Merthyr General Hospital to create 30 no. self-contained apartments, comprising of 25 no. 1 beds and 5 no. 2 beds.

Access

The proposal would utilise the existing means of access to/from the front forecourt from the junction between the A4102 High Street and Gwaelodygarth. The proximity of the private access to the road junction gives cause for concern. However, considering that the entrance is existing and would serve a limited amount of vehicular traffic, the concern is not significant enough to warrant highway objection.

Circulation

There is sufficient space within the existing forecourt to enable vehicles to enter and exit the development in a forward gear. As such, the proposal gives no undue cause for concern regarding internal circulation.

Vehicular Parking

In accordance with Wales Parking Standards 2008, apartments have an off-street parking requirement of 1 space per bedroom (maximum requirement 3 spaces) plus 1 space per 5 units for visitors. As such, the 25 no. 1 bed apartments require 25 spaces, the 5 no. 2 bed apartments require 10 spaces and 6 spaces are required for visitors, a total of 41 spaces.

The submitted proposed site plan indicated that only 6 spaces are available within the front forecourt, of which 4 appear to be disabled spaces. This results in a significant shortfall of 35 spaces, which gives major cause for concern due to the creation of on-street parking demand. The highway in the vicinity of the proposal is already over saturated with on-street parking demand due to the general lack of adequate off-street parking provision in the area. The proposed development would exacerbate the existing situation to the further detriment of highway safety and the free flow, which is considered unacceptable and attracts highway objection accordingly.

Cycle Parking

In accordance with Wales Parking Standards 2008, residential apartments have a long stay cycle parking requirement of 1 stand per 5 bedrooms. The proposal will result in a total of 35 bedrooms, and therefore will require 7 stands. The proposal provides for up to 44 cycles on the lower ground floor of the building. As such, the proposal gives no undue cause for concern regarding cycle parking provision.

Trip Generation

A transport note produced by Apex Transport and Planning has been submitted in support of the application. The trip generation associated with the proposed development of up to 6 two-way movements during the Am and PM peak can be accommodated by the existing highway network.

RECOMMENDATION

Highway objection is raised for the following reason(s):

1. The developments significant shortfall in off-street parking provision will result in the creation of on-street parking demand, resulting in hazards to the detriment of highway safety and the free of traffic.

NOTES



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Head of Engineering and Highways