

INTERNAL MEMORANDUM

Your Ref.: P/24/0227

Our Ref.: 24/0227

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 22/10/2024

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 from hotel (C1 Use Class) to temporary supported living accommodation (Sui Generis) with internal and external alterations and associated works.

As per the submitted document **Planning Statement**, it states the following proposed use of the site:

“The main building will comprise the following:

- 12no. studio apartments (including 1no. disabled studio apartment);
- Training room;
- Communal / training kitchen;
- Communal W/C facilities;
- Communal lounge / activity room;
- Communal lounge / quiet room;
- Staff overnight room;
- Staff room;
- Staff W/C facilities;
- Counselling room / 1-to-1 area;
- Staff reception office;
- Staff private office;
- Boiler/plant room;
- Laundry room and cleaner’s cupboard; and
- Outdoor bin recycling store.

Further to the above, the chalets will provide 7no. further apartments. The proposed development will therefore provide a total of 19no. apartments.

The parking area is proposed to be formulated to provide 8no. spaces to accommodate for staff. The proposed staffing numbers for the scheme are as follows

- 1no. manager;
- 7no. scheme support officers;
- 1no. accommodation coordinator; and

- 4no. project workers.

At any one time, a maximum of 5 staff will be on site and will comprise of 1no. manager, 1no. scheme support officer, 1no. accommodation coordinator, and 2no. project workers."

LOCATION

Former Tregenna Hotel, Park Terrace, Merthyr Tydfil, CF47 8RF

PLANNING HISTORY

P/04/0486 – No objection raised from Highway Development control - **Approved**

Pre-App advice given 21/06/2024 from highway Development Control

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Proposed Site Plan	R583 P-01	September 2024
Planning Statement	//	September 2024

Proposed Access Arrangement including Visibility

Vehicles accessing the proposed development will do so via the existing access onto Park Terrace, this is a no through road, which is a highway adopted. There is an existing dropped kerb along Park Terrace, which allows access into the rear of the building. At the point of the dropped kerb there is good visibility to the right of the junction and although the visibility to the left is restricted due to a tree within the footway, these are existing conditions are acceptable given that the number of vehicles approaching from the left would be low due to the fact that it is a no through road

The carriageway width along Park Terrace is restricted to one-way traffic flow due to existing on street parking. The carriageway narrows to approximately 3m wide at its narrowest point, so in some areas two cars are unable pass one another. These existing conditions are acceptable.

Parking Provision

The extant use of the site should be providing "1 commercial vehicle space (operational) and 1 space per 3 non-resident staff & 1 space per bedroom (non-operational)" as per the wales parking standards 2014. For the extant use of the site, there is no formalised parking area.

As the submitted document **Planning Statement**, the proposals include the formalisation of the existing car park to the rear of the building and will then provide a total of 8no spaces.

Given the information provided in relation to staff numbers and the nature of the accommodation, the highway authority would deem the 8no spaces acceptable.

As per the Wales Parking Standards 2014, any proposed car parking spaces should be 2.4m in width x 4.8m in length, therefore the proposed 2.4m x 5m parking bays are acceptable in terms of size.

Cycle Parking

The extant use of the site should be providing *“1no stand per 5 bedrooms (long stay) and 1no stand per 40m2 of public floor space (short stay)”* as Wales Parking Standards 2014

As per the submitted document **Proposed Site Plan Drawing Number R583 P-01**, it shows that the cycle parking is in a well-lit and easily accessible location.

The submitted plan **Proposed Site Plan Drawing Number R583 P-01** shows that a total of 6no cycle spaces have been proposed, as per the Welsh parking standards 2014 it states that a total of *“1 space per 5 bedrooms”* should be provided, therefore the proposed cycle parking is acceptable.

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 2.1m at the narrowest point, these existing conditions are deemed acceptable.

Pedestrians are able to access the proposed development via the local public transport network as there are 2no bus stops within 200m of the site.

Accident Data

Accident Data has been interrogated and it concludes that there have been no accidents recorded along Park Terrace 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 and 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 seek advice as soon as possible

RECOMMENDATION

No highway objection is raised subject to the following condition(s):

- 1) Prior to beneficial occupation Cycle facilities must be provided for the proposed development

REASON: in the interests of highway safety

NOTES

None.

A handwritten signature in black ink, appearing to read 'Carwyn Morris', is positioned above the printed name.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways