

INTERNAL MEMORANDUM

Your Ref.: P/24/0063

Our Ref.: 24/0063

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 10/04/2024

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

PROPOSED DEVELOPMENT

Change of use of former day nursery to offices and storage, raising of the roof alterations to the front elevation and rear first storey extension at Former Day Nursery Brewery Road Penydarren

PLANNING HISTORY

A pre-application has been previously submitted.

Pre-application reference: **PA/24/0004**

HIGHWAY ASSESSMENT

Access

Access to the proposed offices will be via an access road from Gellifaelog Old Road which raises no cause for concern.

Parking

In accordance with Wales Parking Standards 2008, offices have a requirement of 1 space per 35m² of office space

The submitted site plans indicate provision of 5no parking spaces which include 1 disabled bay.

Within the submitted document "*Planning Statement*" it states that only 4 employs will be present at 1 time and that the building will not be open to the public as the work undertaken is commercial.

Due to this arrangement the submitted parking arrangement is deemed acceptable.

RECOMMENDATION

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

1. Surface water run-off from the proposed development shall not discharge onto the public highway or connected to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding.

2. The off-street parking spaces indicated shall remain for the purpose of vehicular parking only unless agreed otherwise in writing with the LPA. If there are any changes to the current working conditions of the offices e.g. more staff, open to public then the parking arrangement shall have to be revised and agreed in writing by the Local Planning Authority.

Reason: To ensure vehicles are parked off the highway, in the interests of highway safety and the free flow of traffic.

Notes:

1. The Highway adjacent to the proposed office is adopted and maintainable at public expense



pp Carwyn Morris CEng MICE

Head of Engineering and Highways