

INTERNAL MEMORANDUM

Your Ref.: P/24/0263

Our Ref.: 24/0263

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 10/12/2024

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 erection of an extension to an existing agricultural building

LOCATION

Land Formerly Of Meadowsweet Farm, Trelewis, Treharris, Merthyr Tydfil, CF46 6TB

PLANNING HISTORY

P/24/0195 - Extension to an agricultural building for livestock and associated works - **Refusal**

P/18/0061 - Erection of an agricultural building (re-submission) – **Approved**

P/17/0147 - Proposed erection of a barn - **Refusal**

P/18/0379 - Retention of agricultural building - **Approved**

P/17/0301 - Erection of an agricultural building - **Refusal**

P/20/0269 - Erection of stable block for 6 horses and retention of engineering works - **Refusal**

P/23/0180 - Extension to an agricultural building – **Refusal**

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Proposed Block Plan	79347 / GH / 003	September 2024
Planning Statement	///	November 2024

Existing Use

As per the submitted document **Planning Statement**, it states, *“The existing building is already fully utilised to store agricultural machinery and implements used in the upkeep of the land and the harvest of hay/silage fed to the livestock during winter months. It is also used to store fodder, feed, hay and straw used by the livestock. It is essential that these products are stored under cover to prevent decay and waste due to wet weather.”*

The applicant has stated that the existing building does not currently get used for the housing of livestock, nor would it be used for the housing of livestock in the future, as there is not sufficient ventilation within the building and therefore it would remain only for storage. Only the extension that is proposed within the application would be used for the housing of livestock during specific periods of the year (winter/cold months).

Proposed Access Arrangement including Visibility

Vehicles accessing the proposed site will do so via Cwmcothi Road, which is adopted highway

There are no proposals to improve the existing junction access within the site. The existing access is wide enough and provides suitable visibility in either direction. It also has its gate(s) set back from the adopted highway, which open inwards away from the adopted highway. Therefore, the existing access arrangement is acceptable.

Parking Provision and Manoeuvring

From the submitted plan, **Proposed Block Plan** it appears that there is adequate space for a vehicle to park and manoeuvre if required and the proposed construction of the extension building would not have a detrimental impact on the parking/manoeuvring. These existing conditions are acceptable.

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 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