

INTERNAL MEMORANDUM

Your Ref.: P/23/0026

Our Ref.: 23/0026

To: Town Planning – Development Control

FAO: David Cross

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 22/02/2023

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

PROPOSED DEVELOPMENT

Change of use from Class A1 retail to Class D2 gym use at Unit 15 Cyfarthfa Retail Park Swansea Road

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

The proposal is for a change of use of an existing unit on Cyfarthfa Retail Park. Access to the proposal will remain unchanged from the existing situation, as such, the proposal gives no undue cause for concern regarding access.

Circulation

The existing retail park car park provides adequate internal circulation 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 currently class A1: Retail located within Zone 4 of the Wales Parking Standards 2008. The property has a floor area of 1,781.6m² over 2 floors. As such, it has an operational requirement of 3 commercial vehicles spaces and a non-operational requirement of 1 space per 20m², equating to 90 spaces. The property has a shared service area to the rear and shares a 297 space carpark with 2 other retail units.

The proposed use as a gym has an operational requirement of 1 commercial vehicle space and non-operation requirement of 1 space per 2 facility users. The submitted information provides no indication of the anticipated number of facility users. Nevertheless, when considering the existing use required 90 spaces, the same level of parking provision would equate to up to 180 facility users at once. It is not envisaged that 180 users would be at the facility at any one time, and, as such, the proposal is considered to have a lesser parking requirement than the existing use. Furthermore, the

highway maintainable at the public expense in the vicinity of the proposal has a clearway order that prevents on-street parking. With these points in mind, the proposal gives no undue cause for concern regarding off-street parking provision.

RECOMMENDATION

No highway objection is raised nor condition(s) suggested.

NOTES

None.

A handwritten signature in black ink, appearing to read 'M. Carwyn Morris', with a horizontal line underneath.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways