

INTERNAL MEMORANDUM

Your Ref.: P/25/0333

Our Ref.: 25/0333

To: Town Planning – Development Control
FAO: Kate Glover

From: Engineering and Highways – Highway Development Control
Please ask for: Liam Davies

Date: 06/01/2026

**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 residential dwelling house (C3) to house of multiple occupation (C4)

LOCATION

44, Aberfan Road, Aberfan, Merthyr Tydfil, CF48 4QL

PLANNING HISTORY

None indicated

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
///	3060C	November 2025

Proposed Access Arrangement including Visibility

There is no vehicular access to the site, as there is no existing off-street parking associated with the existing dwelling, although the site is located on Aberfan Road, which is adopted highway, and subject to a 20mph speed limit.

Parking Provision

As per the Wales Parking Standards 2014, it states, 1 space per bedroom (maximum 3no spaces) should be provided for both existing and proposed use of the dwelling.

As there is no existing off-street parking associated with the existing 4no bedroom dwelling nor has any proposals been submitted for off-street parking for the proposed 5no bedroom HMO there is an under provision of 3no spaces for the existing and proposed use. As the status quo is maintained, there would be no detrimental impact on the adopted highway, therefore acceptable.

Cycle Parking

From the submitted plan, it is not clear if there are any proposals for cycle parking provided for the proposed HMO. Although the Wales Parking Standards don't require any cycle parking, as there is an under-provision for vehicle parking then the highway authority want at least 2no cycle spaces provided for the HMO to encourage sustainable modes of transport.

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 1.90m at the narrowest point, these existing conditions and are deemed acceptable.

Pedestrians are able to access the proposed development via the local public transport network as there are 2no bus stops within approximately 40m of the site

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along Aberfan Road, 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 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 see advice as soon as possible

RECOMMENDATION

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

- 1) No development shall take place until full details of cycle parking facilities including, location and type have been submitted and approved in writing by the Local Planning Authority.

REASON: To ensure adequate facilities have been provided and to encourage sustainable modes of transport

NOTES

None.

A handwritten signature in black ink, appearing to read 'Carwyn Morris', with a stylized flourish at the end.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways