

INTERNAL MEMORANDUM

Your Ref.: P/22/0271

Our Ref.: 22/0271

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 01/11/2022

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

PROPOSED DEVELOPMENT

Change of use of ground floor A1 Hairdressers to A3 Takeaway and installation of flue at 57 Pontmorlais High Street Merthyr Tydfil

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

The application is for the change of use of the ground floor of 57 Pontmorlais High Street, Merthyr Tydfil from a hair dressers to a takeaway. This is to be no increase in the properties gross floor area in relation to the proposed development.

Access

The property current enjoys primary access to the front is from Pontmorlais High Street via a pedestrian doorway. Secondary access for vehicular parking is available to the rear from Tramroad Side North. Access to the property will remain unchanged as a result of the proposed development. As such, there is no undue cause for concern regarding access.

Parking

The proposal is located within Merthyr Tydfil Town Centre, equivalent to Zone 1 within Wales Parking Standards.

Wales Parking Standards 2008 do not have specific a requirement for hair dressers. Hot food takeaways within Zone 1 have an operational requirement of 1 space and no non-operational requirement.

The submitted block plan indicates that 2 no. off-street parking spaces are available to the rear of the property. As such, the property has in excess of its Wales Parking Standards 2008 requirement.

RECOMMENDATION

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

NOTES

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

pp Carwyn Morris CEng MICE

Head of Engineering and Highways