

INTERNAL MEMORANDUM

Your Ref.: P/23/0126

Our Ref.: 23/0126

To: Town Planning – Development Control

FAO: David Cross

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 06/06/2023

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

PROPOSED DEVELOPMENT

Construction of new single storey detached class room building at Dowlais Primary School Market Street Dowlais

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

The proposal consists of a new detached classroom building that provides an additional 3 classrooms at the existing primary school.

Access

The submitted plans do not indicate any alterations to the existing access off the public highway. As such, the proposal gives no undue cause for concern regarding access.

Circulation

The proposed building is located on a grassed area within the existing school grounds. As such, the proposal has no undue impact on the schools existing internal circulation arrangement.

Parking

In accordance with Wales Parking Standards 2008, Primary school have an operational off-street parking requirement of 1 commercial vehicle space and non-operational requirement of 1 space per member of teaching staff and 3 visitor spaces.

Given the primary school is existing the commercial vehicle space and visitor space are considered to be already provided. The submitted application form indicated that the proposal will result in additional full time equivalent of 9 staff member, however, it is not clear how many of these will be teaching staff. Given that there are 3 new classrooms proposed at least 3 are envisaged. As such, a condition is requested below for addition off-street parking to be provided in line with Wales Parking Standards 2008.

RECOMMENDATION

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

1. Notwithstanding the submitted plans, development shall not commence until details providing for additional off-street parking provision in line with Wales Parking Standards 2008, i.e. 1 space per member of teaching staff, have been submitted to and approved in writing by the Local Planning Authority. The approved spaces shall be retained for the purpose of vehicular parking only.

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

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways