

INTERNAL MEMORANDUM

Your Ref.: BD/LG 23.162 / P/24/0034

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To: Asbri Planning

FAO: Liam Griffiths

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner / Liam Davies

Date: 18/01/2024 / 30/05/2024

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

PROPOSED DEVELOPMENT

Construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works on Land to the North of Goitre Lane, Merthyr Tydfil

PLANNING HISTORY

HIGHWAY ASSESSMENT

The proposal consists of the construction of a new primary school on land to the north of Goitre Lane, Gurnos. A new mini-roundabout junction will provide vehicular access to the proposal with pedestrian access from the existing highway. A new Toucan Crossing is also proposed on Goitre Lane.

Access

Vehicular access to the proposed school will be via the creation of a mini roundabout on Goitre Lane. Pedestrian access is via a separate dedicated access directly off Goitre Lane. A new Toucan crossing is also proposed in the vicinity of the proposed pedestrian access to the school. The proposed access arrangements have been derived following numerous meeting between the Council's project management team for the project, the design and build contractor and the Highway department. As such, the proposed access arrangement is acceptable in principle subject to detailed design and technical approval of works within the existing highway limits.

Transport Assessment

Detailed transport Assessment has been submitted which assess the existing traffic profiles in the vicinity of the development and the developments impacts on the existing highway network. A comprehensive review of the Transport Assessment will be undertaken during consultation of the forthcoming planning application. Given prior involvement in the proposals by the highway authority there is no fundamental cause for concern regarding the developments impacts on the existing highway network.

Circulation

The proposal includes an internal drop-off/pick-up area with a one-way arrangement that also provides access to the proposed car park. A comprehensive swept path analysis of has been undertaken which shows that vehicle types expected at the site are able to enter and exist in a forward. Segregated pedestrian access is provided via an access directly off Goitre Lane. There is also a segregated pedestrian facilities provided between the proposed drop-off/pick up area and the school building. To conclude, the proposal give no undue cause for concern with regard to internal circulation.

Parking

In accordance with Wales Parking Standards 2008, Nursey/Infants/Primary School have an operational off-street parking requirement of 1 commercial vehicle space and a non-operational off-street parking requirement of 1 space per each member of teaching staff & 3 visitor spaces. The submitted Transport Assessment advises that there will be 53 teaching staff at the proposed school. As such, the proposal has a off-street parking requirement of 1 commercial vehicle space and 56 spaces.

The submitted site plan indicates a total of 80 spaces within the proposed car park, including 8 electric vehicle and 5 accessible spaces. Furthermore, there are 25 drop-off/pick-up spaces within the site, a dedicated space for a service vehicle and 4 motorcycle spaces. The proposal gives no cause for concern regarding off-street parking provision.

In conclusion no highway objection is raised and the following conditions are recommended;

- 1) The development shall not commence until full details of cycle parking stands for visitors and staff, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial use.

REASON: To ensure the adequacy of the proposed development, in the interests of highway safety.

- 2) The parking facilities shall be laid out in accordance with the submitted layout plan, **General Arrangement Plan Drawing No. 26CB01-CAM-52-XX-D-C-0002-S4 -P01**, and constructed in consolidated materials (not loose stone or chipping), details of which to be submitted to and approved in writing by the Local Planning Authority prior to any development commencing on site. The approved details shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation- The parking and turning areas shall not thereafter be used for any purpose other than the parking and turning of vehicles.

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

- 3) The offsite highway works proposed along Goitre Lane as shown on submitted plan **General Arrangement Plan Drawing No. 26CB01-CAM-52-XX-D-C-0002-S4 -P01** which includes a new toucan crossing and roundabout shall be shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation

REASON: in the interests of highway safety

NOTES

1. Technical approval of the proposed S278 works on the existing highway will be required from the Highway Authority.

A handwritten signature in black ink, appearing to read 'Carwyn Morris', is positioned above the printed name.

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Head of Engineering and Highways