

INTERNAL MEMORANDUM

Your Ref.: P/22/0326

Our Ref.: 22/0326

To: Town Planning – Development Control

FAO: David Cross

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 31/01/2023

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

PROPOSED DEVELOPMENT

Conversion of chapel into 8 flats with associated refurbishment works, demolition of rear vestry annexe and creation of dedicated car parking area. at Brynhyfryd Chapel Thomas Street Treharris

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

The submitted floor plans indicate that primary access to the proposed flats is to be achieved via the existing entranceway off Thomas Street that previously served the Chapel. Secondary access to off-street parking provision is achieved via the existing private access adjacent to the Royal Hotel. The proposal gives no undue cause for concern regarding access.

Circulation

The parking area indicated on the submitted plans indicates an aisle width of 6m which will allow residents to leave and re-join the public highway in a forward gear. As such, the proposal gives no undue cause for concern regarding circulation.

Parking

The proposal is for the conversion of an existing chapel into 8 no. self-contained 1 bedroom flats. In accordance with Wales Parking Standards 2008, each flat has a requirement of 1 space per bedroom, plus a requirement of 1 space per 5 units for visitors. This results in a total requirement of 10 spaces.

The submitted plans indicate that the development will have provision of 12 number parking spaces. As such, the proposal has off-street parking provision in excess of its requirement.

The proposal also includes provision of cycle parking but no indication as to the number of spaces to be provided. As such a condition is suggested to ensure cycle parking is provided in accordance with Wales Parking Standards 2008.

RECOMMENDATION

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

The parking spaces indicated on submitted drawing no. "SD481 02" shall be laid out on site in permanent materials and remain for the purpose of vehicular parking only unless agreed otherwise in writing by the LPA.

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

Cycle parking shall be provided in accordance with Wales Parking Standards 2008, i.e., 1 stand per 5 bedrooms.

Reason: To encourage cycling as a viable mode of sustainable travel.

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways