

INTERNAL MEMORANDUM

Your Ref.: P/22/0325

Our Ref.: 22/0325

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

Erection of a detached dwelling (Reserved Matters) at Land At Maesynant Grove Park Merthyr Tydfil

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

Primary access to the proposed dwelling is via an existing private shared access off King Edward Street. The existing private shared access was constructed as part of a previous application and its use to serve this dwelling gives no undue cause for concern.

Circulation

The existing private shared access that will provide access includes an adequate turning area to allow residents and small/medium service and delivery vehicles to leave and re-join the public highway in a forward gear. Servicing and deliveries by large vehicles can be undertaken from the public highway as per other dwellings on the street.

Parking

The submitted floor plans indicate that the dwelling will have 5 bedrooms. As such, in accordance with Wales Parking Standards 2008, the dwelling has a requirement of 3 spaces.

There is sufficient space within the curtilage of the dwelling to accommodate 3 off-street parking spaces, as such the proposal complies with its requirement, nevertheless a condition is requested to ensure the spaces remain for vehicular parking.

Culvert

There is an existing land drainage culvert that passes through the development site. The proposed buildings are outside of a 3m easement along the centreline of the culvert. Works to the culvert would require Ordinary Watercourse Consent which is separate to the planning process.

RECOMMENDATION

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

1. The off-street parking spaces indicated on drawing no. "013" shall remain for the purpose of vehicular parking only unless agreed otherwise in writing with the LPA.

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

NOTES

1. Works to the culvert would require Ordinary Watercourse Consent from Merthyr Tydfil County Borough Council as Lead Local Flood Authority. The developer should contact the Councils Land Drainage and Flood Risk section on EngineeringandTraffic@Merthyr.gov.uk to progress.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways