

INTERNAL MEMORANDUM

Your Ref.: P/22/0324

Our Ref.: 22/0324

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 three detached dwellings (Reserved Matters) at Land At Maesynant Grove Park Merthyr Tydfil

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

Primary access to each of the 3 proposed dwelling is directly off King Edward Street, which gives no undue cause for concern. An existing private shared access constructed as part of a previous application will provide secondary access to off-street parking provision for each dwelling, which gives no undue cause for concern.

Circulation

The existing private shared access that will provide access to the developments off-street parking provision includes an adequate turning area to allow residents to leave and re-join the public highway in a forward gear. Given primary access is off King Edward Street 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 each dwelling will have 5 bedrooms. As such, in accordance with Wales Parking Standards 2008, each dwelling has a requirement of 3 spaces.

Each dwelling has provision of a detached garage containing 1 space, and a further 2 no. typical spaces. As such, the development meets its off-street parking requirement. Nevertheless, a condition is suggested to ensure the garages and spaces remain for purpose of 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 detached garages and off-street parking spaces indicated on drawing no. "003" 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