

INTERNAL MEMORANDUM

Your Ref.: P/24/0252

Our Ref.: 24/0252

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 18/11/2024

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

PROPOSED DEVELOPMENT

Retrospective Change of use from Dwelling house (Class C3a) to 3no bedroom HMO (Class C4)

LOCATION

10, Harriet Town, Troedyrhiw, Merthyr Tydfil, CF48 4HJ

PLANNING HISTORY

None Indicated

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Ground Floor Plan	24-113-10 P03	September 2024
First Floor Plan	24-113-10 P03	September 2024

Existing and Proposed Parking Provision

As there is no existing vehicular access to the site, the closest adopted highway is Ash Road to the south of the site. The pedestrianised area to the front of the existing dwelling is also adopted and maintainable at public expense.

The existing 3no bedroom dwelling should provide a total of 3no off-street parking spaces as per the Welsh Parking standards 2014. As there is no existing off-street parking associated with the extant use of the site, there is an under provision of 3no spaces.

As per the Welsh Parking standards 2014, “1 space per bedroom” should be provided for the proposed 3no bedroom HMO. However, as per the submitted documents there are no proposals to

provide any off-street parking therefore, there remains an under provision of 3no off-street parking spaces for vehicles. Given that the under provision remains the same as the extant use of the site, these conditions are acceptable as the highway authority do not believe these proposals will have a detrimental impact on the existing adopted highway.

Cycle Parking

No cycle parking is required as per the Welsh Parking Standards 2014 and none is shown on the plans

Active Travel / Sustainability

Pedestrians are able to access the proposed development via Ash Road. Ash Road has no footways along its length however, given that, the road is lightly trafficked and is restricted to 20mph, these existing conditions are acceptable. Pedestrians can also access the proposed development from the north, as there is an access point via the Taff Trail.

Pedestrians are able to access the proposed development via the local public transport network as there are 2no bus stops within approximately 250m of the site and Troedyrhiw train station is within approximately 300m of the site

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along Ash Road, in the last five years. Indeed, there appears to be no local cluster areas within the search area.

SAB

All proposals for surface water drainage must meet adhere to Welsh Governments “Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems”. Approval of surface water drainage proposals must be sought from MTCBC SAB prior to commencement on site. The applicant is advised to see advice as soon as possible

RECOMMENDATION

No highway objection is raised nor condition(s) suggested.

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways