

INTERNAL MEMORANDUM

Your Ref.: P/23/0136

Our Ref.: 23/0136

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 27/06/2023

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

PROPOSED DEVELOPMENT

Outline planning permission for residential unit(s) at Land Adjacent To 15 Russell Street Dowlais Merthyr Tydfil

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

Given the application is outline with all matter reserved the information submitted is limited. It is presumed that primary access to the proposed dwelling would be via the existing footways abutting the property, which would give no undue cause for concern. The possible vehicular access point indicated on the submitted block plan would be considered acceptable subject to provision of an adequate vehicular footway crossover.

Parking

The submitted information gives no indication of the number of bedrooms within the proposed residential unit(s). As such, the proposals off-street parking requirement cannot be determined. In accordance with Wales Parking Standards 2008, residential dwellings have an off-street parking requirement of 1 space per bedroom (up to a maximum requirement of 3 spaces). As such, a condition is requested below to ensure that adequate off-street parking is provided at reserved matters stage.

RECOMMENDATION

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

1. Off-street parking provision shall be provided in accordance with Wales Parking standards 2008.

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

2. No surface water from the proposed development shall discharge onto the public highway or connect to any highway drainage system.

Reason: To prevent hydraulic over load of the highway drainage system.

NOTES

None.

A handwritten signature in black ink, appearing to read 'M. Fanner', with a horizontal line underneath.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways