

INTERNAL MEMORANDUM

Your Ref.: P/25/0339

Our Ref.: 25/0339

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 12/01/2025

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

PROPOSED DEVELOPMENT

The proposed application is for the change of use from general industrial (use classes B1, B2 and B8) to indoor sport/recreation/fitness (use class D2)

LOCATION

Unit 2, Paisley Business Park, Pant Industrial Estate, Pant, Merthyr Tydfil, CF48 2AX

PLANNING HISTORY

P/24/0265 - Change of use from use classes B1,B2,B8 to a Veterinary Practice (Sui Generis use). – **Refused (*highways recommended refusal for this application based on available parking facilities*)**

P/23/0227 - Discharge of condition 8 (retaining wall details) of planning permission P/20/0109 - **Approved**

P/24/0225 - Non-material amendment to planning permission P/23/0226 to interchange the positions of a bin store and substation - **Approved**

P/23/0226 - Removal of conditions 11 and 13 and variation of conditions 2, 3, 5, 6 and 12 of planning permission P/20/0109 – **Approved**

P/20/0278 - Vary condition 8 (retaining walls) of planning permission P/20/0109 - **Approved**

P/20/0215 - Discharge condition 8 (retaining walls) of planning permission (P/20/02109) - **Withdrawn**

P/20/0208 - Discharge of conditions 4 (boundary treatments) and 9 (ground investigation) of planning permission P/20/0109 - **Approved**

P/20/0109 - Erection of industrial units (Use Classes B1, B2, B8) and associated works - **Approved**

P/96/0121 - Erection of a factory Unit 5306 sq metres (57113 sq ft)and associated car parking and landscaping – **Approved**

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Proposed Plan, Section, Site and Location Plan	Padel Unit 2 02	December 2025
Existing Plans Elevations & Sections	Padel unit 2 01	December 2025
Parking Justification		

Existing and Proposed Use of Site

The existing building is currently unoccupied but has a B1, B2, B8 classification and was constructed with associated 5no parking spaces. The site lies within an Industrial Estate where each of the units has allocated parking facilities.

The proposed application is for a change of use from an existing use classes B1, B2, B8 unit (329m²), to an indoor sport/recreation/fitness (use class D2)

Existing/Proposed Access Arrangement

The existing vehicular access into the Industrial Estate is from an unnamed road, which is adopted highway and restricted to 20mph. There is an appropriate level of visibility in either direction when exiting the industrial estate and the access width is to a suitable standard. Unit 2 is accessed from an internal access road, which serves all the units within the estate, and the car parking associated with the unit is located to the front of the unit. This existing access arrangement is acceptable in highway terms.

Parking Provision

Although the proposed use of the site lies within D2 classification, a condition is to be imposed that the site is to only be used as a padel court.

From the submitted plan, **Proposed Plan, Section, Site and Location Plan Drawing No. Padel Unit 2 02**, it shows a total of 5no parking spaces that are dedicated to the application site. Based on the information provided within the submitted **Parking Justification report**, the applicant has stated that there would only be a maximum of 1no staff member on site at one time and that only 4no visitors would be on site at one time. Additionally the start times to each padel session would be staggered, this ensures that parking is available for the next session and there would be no lack of availability for parking, therefore the proposed parking arrangement is acceptable.

Cycle Parking

From the submitted plans, there are no proposals for cycle parking. Due to the nature of the site, the highway authority advise that at least 2 no cycle stands i.e. Sheffield stands are provided to promote sustainable modes of transport, as such a condition has been set out below

Active Travel / Sustainability

There is a good footway link to the indicative front entrance of the building, the footways within the surrounding area are approximately 2.2m, these existing conditions are deemed acceptable.

Pedestrians can access the proposed development via the local public transport network. There are 2 no bus stops located at the main road that runs through Pant Industrial Estate, approximately 250m from the proposed development.

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along the unnamed road adjacent to the proposed application site 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 and 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 seek advice as soon as possible

RECOMMENDATION

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

- 1) No development shall take place until full details of cycle parking facilities have been submitted and approved in writing by the Local Planning Authority.

REASON: To ensure adequate facilities have been provided and to encourage sustainable modes of transport

NOTES

MTCBC planning authority has advised that a condition will be added to the decision notice that whilst permission is granted for D2 use that the application site can only be used as a padel court.

A handwritten signature in black ink, appearing to read 'C. Morris', with a stylized flourish at the end.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways