

INTERNAL MEMORANDUM

Your Ref.: P/25/0033

Our Ref.: 25/0033

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 27/02/2025

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 new Storage units (Use Class B8)

LOCATION

Yard 8, Abercanaid Industrial Estate, Abercanaid, Merthyr Tydfil, CF48 1YH

PLANNING HISTORY

P/17/0077 - Erection of a two storey building for B8 storage and B1 office use – **Withdrawn**

P/18/0065 - Construction of 16 storage units with associated changes to access and boundary fence – **Approved**

P/18/0381 - Variation of condition 2 of planning permission P/18/0065 to allow the height of the storage units to be raised by 700mm – **Unknown**

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Site Plan	1073.05	October 2024
Site Plan	1073.04	October 2024
Plan	1073.02	October 2024
Elevations	1073.03	October 2024

Proposed Access Arrangement including Visibility

Vehicles accessing the proposed development will do via an unnamed road, on Abercanaid industrial estate which is not highway and restricted to 30mph. Note that the existing adopted highway network ends at the TRIUMPH factory junction. As part of the unnamed road is not adopted, the highway authority have made the assumption that the applicant has right of access over the non-adopted highway.

Parking Provision

As per the Wales Parking Standards 2014, it states, *"1 commercial space per 500m² (operational)"* should be provided from the proposed development. From the submitted plan, **Site Plan 1073.04**, it shows 1no space in front of each proposed storage unit, thus providing a total of 6no spaces. Although the road adjacent to the storage units is not adopted, the proposed parking spaces are 6m long, which prevents overhang of vehicles onto the footway. The proposed parking arrangement is acceptable.

Cycle Parking

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

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 2.5m at the narrowest point, these existing conditions and are deemed acceptable.

Pedestrians unable to access the proposed developed via the local public transport network.

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along the unnamed 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 subject to the following condition(s):

- The storage units, sited as shown on the submitted plan **1073.03**, shall be fitted with a roller shutter, which will not open over the highway and no doors shall be added or replaced which would open out over the highway.

REASON: To prevent obstruction to the highway, in the interests of highway safety.

NOTES

None.

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

pp Carwyn Morris CEng MICE

Head of Engineering and Highways