

INTERNAL MEMORANDUM

Your Ref.: P/23/0126

Our Ref.: 23/0126/A

To: Town Planning – Development Control

FAO: David Cross

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 06/06/2023

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

PROPOSED DEVELOPMENT

Construction of new single storey detached class room building at Dowlais Primary School Market Street Dowlais

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

The proposal consists of a new detached classroom building that provides an additional 3 classrooms at the existing primary school.

Access

The submitted plans do not indicate any alterations to the existing access off the public highway. As such, the proposal gives no undue cause for concern regarding access.

Circulation

The proposed building is located on a grassed area within the existing school grounds. As such, the proposal has no undue impact on the schools existing internal circulation arrangement.

Parking

In accordance with Wales Parking Standards 2008, Primary schools have an operational off-street parking requirement of 1 commercial vehicle space and non-operational requirement of 1 space per member of teaching staff and 3 visitor spaces.

Given the primary school is existing the commercial vehicle space and visitor space are considered to be already provided. The submitted application form indicated that the proposal will result in additional full time equivalent of 9 staff members, however, it is not clear how many of these will be teaching staff. Given that there are 3 new classrooms proposed at least 3 are envisaged.

Nevertheless, additional information has been submitted by the agent, which advises of existing and proposed staff member and the capacity of the existing off-street parking area. The information states

that the existing off-street parking area currently has provision of 32 spaces. Also, the school currently has 20 staff members, comprising of 13 full-time and 7 part-time staff. Post development there will be 24 staff members, although it is not known at present how many will be full-time and part-time. Nevertheless, if considering the entire 24 staff members are teaching staff, the school would have a requirement of 27 spaces plus a commercial vehicle space.

Given the existing off-street parking area has provision for up to 32 spaces, the proposed developments requirement can be accommodated within the existing car park.

RECOMMENDATION

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

NOTES

1. These observations supersede the previous observations dated 06/06/2023.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways