

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0289	Ask For	Gerald Coughlan
Date	23rd August 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant G&B Investments Ltd., 11-17 Fowler Road, Ilford, Essex, IG6 3UJ.

Location Ethan Arcade 92-94 High Street Merthyr Tydfil.

Detail Conversion of 1st and 2nd floor to 6no. studio flats and 6no. holiday lets .

PLANNING NEED TO KNOW

The footways/highway to High Street to the front of the property, one way travel south to north, with TRO's and time/day related parking opposite. Footways/highway of Castle Yard to the rear are adopted, with TRO's, disabled parking and loading/unloading time related parking provision .

No designated parking with the existing uses of the property concerned.

There are pay and display carparking within close proximity, as is the bus and railway stations.

Existing ground floor retains it's current usage(bar/music venue), the first floor becomes six holiday flats (store/old office) and the second floor five studio flats and single bed/flat (store/old office).

Although the property has no designated parking provision it has easy access to bus and train services and pay/display facilities.

OBSERVATIONS

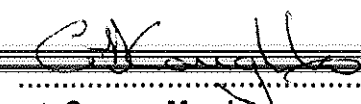
I have no objection to the submitted proposals.

CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES



pp Carwyn Morris
Engineering & Traffic Group Leader .