

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 19 / 0244	Ask For	Gerald Coughlan
Date	4th October 2019	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Richards + Mr Powell, c/o George and Co.

Location 40 - 42 High Street Merthyr Tydfil CF47 8DE

Detail Proposed refurbishment to create 15 flats and 7 self contained serviced units (holiday lets), together with new shop front, third floor rear extension and associated bike shed and bin store.

PLANNING NEED TO KNOW

The semi pedestrianised area to the front of the property is adopted. The service road to the rear of the property is adopted, with TRO's in place. There are some off road parking places to the rear it is unclear to who they are allotted to. Illegal carparking is enforceable.

The property is in close proximity to both the railway and bus station, there is pay/display car park again in close proximity.

Applicant has supplied a Flood Consequence Assessment as the property has a **Zone C2 status**.

FCA states that the owner/developers are aware of the possibility and consequences of flooding in the extreme event and will ensure mitigation measures are in place to deal with any flooding issues.

Proposal is as above with no provision or creation of dedicated parking.

The location of the proposal is considered to have sustainable transport opportunities i.e. bus and railway links, and pay/display carparking.

No objection to proposal.

OBSERVATIONS

I have no objection to the submitted proposals subject to the following conditions:-

CONDITIONS

Details of the owners/developers mitigation measures regarding the FCA to be submitted to the LPA for approval before occupation is initiated.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

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pp Carwyn Morris
Engineering & Traffic Group Leader .