

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0284	Ask For	Gerald Coughlan
Date	19th August 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Kamran Miah, 14 High Street Caeharris, Dowlais, Merthyr Tydfil, CF48 3HB .

Location 14 High Street Caeharris, Dowlais, Merthyr Tydfil.

Detail Conversion of whole of first floor to house of multiple occupation (HMO) with porch/canopy over rear doors (Sui Generis)

PLANNING NEED TO KNOW

High Street to the front of the property is adopted, well trafficked bus route, with localised TRO's in place. Blanche Street to the side of the property is also adopted with prominent on street residential parking. The property has no designated carparking provision, thus will result in contributing to on street parking. There is a car park (to the rear of the Antelope) which is well used.

Existing ground floor is a restaurant/takeaway. First floor is a function room with two flats. Applicant has advised that the HMO would be occupied by 6 - 8 people. The restaurant/takeaway provision remains and there are an additional three flats which will potentially result in additional on street parking demands within the proximity.

There is a concern that the additional parking demand that may occur is detrimental to highway safety.

OBSERVATIONS

There is OBJECTION TO THE SUBMITTED PROPOSALS for the following reasons :-

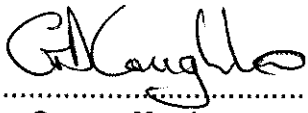
CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

The proposed development will generate additional on-street parking in close proximity to the nearby road junction, to the detriment of highway safety.

INFORMATIVES

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

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pp Carwyn Morris
Engineering & Traffic Group Leader .