

## INTERNAL MEMORANDUM

|      |                   |         |                     |
|------|-------------------|---------|---------------------|
| To   | Head of Planning  | From    | Head of Engineering |
| Ref  | P / 20 / 0228     | Ask For | Gerald Coughlan     |
| Date | 15th October 2020 | Tel ext | 6216                |

### OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

**Applicant** MTCBC, Ms Zoe Thomas, Civic Centre, Castle Street, Merthyr Tydfil, CF47 8AN.

**Location** Former YMCA Building, Pontmorlais West, Merthyr Tyfil .

**Detail** Conversion of building to offices, with associated internal and external renovation works etc.

### PLANNING NEED TO KNOW

Design Access Statement provided has various references relating to parking & highway network e.g.

- a) vehicular access to the proposed carpark is from Park Terrace
- b) additional carparking is available on the adjacent streets
- c) pedestrian access is provided from Park Terrace and The Promenade off Pontmorlais West
- d) the CSS Wales Parking Standards 2008 confirms that given the proposed use and town centre location there is no requirement to provide additional off street parking, entire urban area is within cycling distance, existing railway and bus station are in close proximity
- e) existing carparking area is to be formalised
- f) carparking demands minimised by measures being adopted to encourage sustainable forms of transport

The submission is detailed although there is no reference to on street residential parking or TRO's along Park Terrace area, thus the suggested availability of carparking might be a little difficult.

Proposal standardises the existing area off Park Terrace and is considered adequate based on the information provided.

### OBSERVATIONS

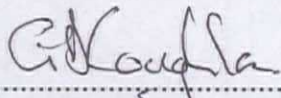
I have no objection to the submitted proposals.

### CONDITIONS

### REASONS FOR CONDITIONS

### REASONS FOR REFUSAL

### INFORMATIVES



---

pp Carwyn Morris  
Engineering & Traffic Group Leader .