

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0037	Ask For	Gerald Coughlan
Date	27th February 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant ABC Exchange & Mart, fao Mr J McCarthy, 33-34 Pontmorlais West, Merthyr Tydfil, CF47 8UN .

Location 2 Morlais Buildings High Street Pontmorlais

Detail Refurbish existing building to include new shop front. Change of use to flat at first and second floor, to provide two, one bedroom flats. Demolish garage to the rear to provide new parking area .

PLANNING NEED TO KNOW

Footway/highway to the front are adopted. Adjacent lay-by has time/day limited parking restrictions.

Tramroadside to the rear has TRO legislated no parking restrictions .

There is an existing garage to the rear, that is to be demolished to create two off street parking spaces for the proposal. Parking provision is considered adequate.

Additional pay and display carparking is available, in close proximity, if required.

Existing access on to Tramroadside to be reused, any works affecting highway to be approved by MTCBC Highways Dept.

Garage detail suggests gradient to fall in from adjacent highway to the property, no discharge on to adopted highway.

SAB Officer to respond directly regarding drainage concerns .

No objection to proposals subject to condition and informatives below .

OBSERVATIONS

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

CONDITIONS

Full details and calculations of any necessary retaining walls exceeding 1 m in height are to be submitted to, and approved by, the LPA, and constructed, before any work on the dwelling is commenced.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

The applicant is advised to have the existing foundation(s) checked as to their adequacy to carry the proposed loadings.

The developer is advised to contact Merthyr Tydfil County Borough Council's Highway Division regarding any retaining works or other works affecting the highway BEFORE construction works commence. This approval is independant of any planning approval.

CH Knight

pp Carwyn Morris
Engineering & Traffic Group Leader .