

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 22 / 0104	Ask For	Gerald Coughlan
Date	13th July 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant

Location Wesley Chapel Dowlais

Detail Proposed conversion and change of use of existing vacant Wesley Chapel into 6No self contained dwellings [flats] and associated external works. New dormer windows to both North and South elevations (also viewed from both East and West elevation)

PLANNING NEED TO KNOW

Footway/highway of South Street adjacent to two boundaries of the property are adopted. Footway in close proximity of the western boundary is also adopted. Existing off street parking is available

Proposal is change of use to six self contained dwellings with six dedicated off street parking spaces. Reuse of the existing access on to adjacent adopted highway. Internal alterations are proposed. Parking provision is considered acceptable. Additional traffic movements are not considered in excess to the previous usage and can be accommodated within the existing highway network. New access to existing adopted footway.

OBSERVATIONS

I have no objection to the submitted proposals.

CONDITIONS

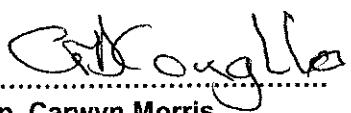
REASONS FOR CONDITIONS

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 independent of any planning approval.


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pp Carwyn Morris
Engineering & Traffic Group Leader .