

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0256	Ask For	Gerald Coughlan
Date	4th August 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Hannah Robson, c/o Agent.

Location Bryntaf, 1 Glenview Villas, Commercial Terrace.

Detail Conversion of 5 bedroom house into a 3 bedroom house and 2 one bedroom flats with associated works to building.

PLANNING NEED TO KNOW

The footway/highway to the front of the property is adopted with TRO in place. Opposite side of carriageway also has a TRO in place. The link road (from Commercial Street to Brynteg) to the side of the property is adopted with partial TRO's in place. Link road is one way from east to west. Access lane to the rear is adopted. There is no designated car parking for the property, and limited off street parking for the adjacent properties/residents

Existing layout to property shows five bedrooms of various sizes, this property would usually require 2/3 parking spaces

Proposed layout includes two single bed flats and dwelling with three bedrooms. Parking provisions for this proposal is 1 per flat and 2/3 spaces for the three bedroom dwelling

Applicant has commissioned a parking survey of the existing area in close proximity to the proposal. Fifteen surveys were undertaken over thirteen days at varying times i.e. morning/afternoon and evening.

Surveys states that there was always available parking provision, therefore any additional parking demand due to the proposal can be accommodated.

OBSERVATIONS

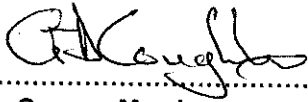
I have no objection to the submitted proposals.

CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

A handwritten signature in black ink, appearing to read 'Carwyn Morris', positioned above a horizontal dotted line.

pp Carwyn Morris
Engineering & Traffic Group Leader .