

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0349	Ask For	Gerald Coughlan
Date	27th October 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant D2 Propco Limited, 8 Melyn Mair, Wentloog Avenue, Cardiff, CF3 2EX.

Location 35 Rocky Road, Penydarren, Merthyr Tydfil .

Detail Change of use from 3 bedroom residential property to a 4 bedroom House of Multiple Occupation (C4 Use Class)

PLANNING NEED TO KNOW

The footway/highway to the front of the property are adopted. The property has no-off street parking provision or designated parking provision. On street parking exists as does illegal parking on the opposite verge.

Property is within 200m of the recently commenced Heads of the Valley dualling scheme.

Bus services are available.

House of multiple occupation parking requirements are usually low and are not considered detrimental at this location.

OBSERVATIONS

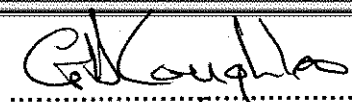
I have no objection to the submitted proposals.

CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES



pp Carwyn Morris
Engineering & Traffic Group Leader .