

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 22 / 0062	Ask For	Gerald Coughlan
Date	22th March 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Alexander Estates, Marcus Alexander Estates, 12, Cyfarthfa Court, Gwaelodygarth Lane, Merthyr Tydfil, CF47 8AX.

Location 120-121 High Street Merthyr Tydfil CF47 8BL.

Detail Renovation and extension of building and change of use from retail and office to a bar/restaurant and residential (5 no. flats)

PLANNING NEED TO KNOW

Footway/highway to the front is adopted, one way travelling south to north, with TRO's and time related on street parking. Pavior block footway and highway to the rear are adopted, one way travelling from north to south with TRO's. Existing property has no designated carparking provision.

There are pay/display carparks and bus/railway stations in close proximity.

Proposals as above include change of use to bar/restaurant and creation of five flats

Proposals are not considered excessive in this central area location which has sustainable transport facilities .

OBSERVATIONS

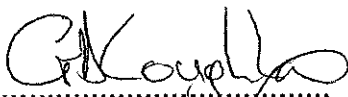
I have no objection to the submitted proposals.

CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES


pp Carwyn Morris

