

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0055	Ask For	Gerald Coughlan
Date	11th May 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Merthyr Tydfil Housing Assoc., fao Mr L Roberts, c/o Agent .

Location Land at East Street and Upper Union Street Dowlais.

Detail Variation of condition 2 of planning permission P/18/0330 to facilitate a drainage scheme, involving re-profiling works, the loss of 1 parking space on plots 2 and 3, and alterations to siting of the semi detached dwellings .

PLANNING NEED TO KNOW

Previous planning application for this location P/18/0330 was refused by MTCBC Planning Committee but was then approved, following an appeal, by the Planning Inspectorate .

This application is as above. To accommodate the construction of the necessary site drainage systems properties no. 2 & 3 lose a parking space each from the originally approved layout of two spaces each. Access points on to the adopted network are unaffected .

To assist with this application an independent , 'Parking Appraisal Report (**PAR**)', has been undertaken. The **PAR** has involved the detailed parking analysis of the adjacent and surrounding areas, existing transport and amenities/facilities, car ownership characteristics, tenure details for the development when completed.

In conclusion the information provided states that the reduction in carparking spaces is not considered detrimental to the development which is within easy walking distance of local amenities, the tenure demand is predicted to be low and can be accommodated with the reduction in numbers (including visitor provision)

Drainage proposals, as per P/18/0330, involve the diversion of Dwr Cymru Welsh Water (**DCWW**) systems and the inclusion of additional flows. **DCWW** are to approve these works as asset owner .

All works, as per P/18/0330, in the adopted highway network will require MTCBC Highway Maintenance approval/licences which are independent of any planning approval.

Therefore there are no highway/engineering objections to the proposal .

OBSERVATIONS

I have no objection to the submitted proposals.

CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

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.



pp Carwyn Morris
Engineering & Traffic Group Leader .