

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0402	Ask For	Gerald Coughlan
Date	20th December 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Ms Linda Harry, WMT Social Work Limited, Carmel Church, Carmel Street, Tredegar, NP22 4RG.

Location Former Mackintosh Hotel and Public House Aberfan Road Aberfan.

Detail Change of use from hotel (C1 use class) and public house (A3 use class) to residential family assessment service (C2 use class) .

PLANNING NEED TO KNOW

Aberfan Road is adopted with double yellows (TRO's) with designated bus bays. Lane to the rear is adopted. Double yellows from Aberfan Road terminate along Angus Street
There is minimal off street parking provision along Angus Street thus on street residential parking is prevalent. Original usage was Hotel, change of use to single residential dwelling P/03/0054
No known designated parking provision for the property in the past or currently
No public carparking areas, either free or pay/display, in close proximity

Planning application P/18/0209 approval granted change of use of second and third floors into nine self-contained flats,ground floor restaurant,coffee house and creation of five parking spaces to the rear.

Proposal is change of use from A3 on the ground floor and 'a part hotel' (class C1) on upper floors to becoming a class C2 'residential institutions' for the entire building. The current planning approval is to be changed to a residential family residential.

Pre application was submitted for this proposal which provided detailed information with regards staff and visitor carparking demands and possible solutions. This does not form part of this application. Thus there is a concern regarding staff and visitor parking provision.
A Travel Plan is required indicating all matters regarding staff/visitor movements/carparking details proposals details utilising existing sustainable methods, it's management and upgrading/revisions as deemed necessary.

OBSERVATIONS

I have no objection to the submitted proposals subject to the following conditions:-

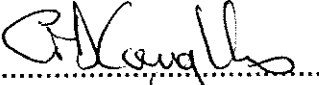
CONDITIONS

Travel plan is required, for approval before occupation, indicating staff and visitor movements/carparking requirements, management of proposals and upgrading as deemed necessary.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES


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pp Carwyn Morris
Engineering & Traffic Group Leader .