

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0165	Ask For	Gerald Coughlan
Date	6th August 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Cyfarthfa Dental Care, Fao Mr P Jones, Rockwood House, Gwaelodygarth Lane, Merthyr Tydfil, CF47 8EX.

Location Cyfarthfa Dental Surgery, Rockwood House, Gwaelodygarth Lane, Gwaelodygarth Road.

Detail Proposed conversion of domestic garage to form part of the adjacent dental surgery. Works to include a new pitched roof and a front parapet wall.

PLANNING NEED TO KNOW

Gwaelodygarth Road is adopted with a single designated footway adjacent to the property concerned with no traffic/parking restrictions. Residential parking along Gwaelodygarth Lane is generally accommodated within their curtilage i.e. off-street.

Existing patrons of the dental facility park on Gwaelodygarth Lane when visiting i.e. short term stays but frequent movements. No record of complaints regarding on street parking.

The lose of the garage would result in one additional on-street parking requirement, thls is not considered excessive and can be accommodated within the existing highway network.

OBSERVATIONS

I have no objection to the submitted proposals.

CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

The applicant is advised to have the existing foundation(s) checked as to their adequacy to carry the proposed loadings.



pp Carwyn Morris
Engineering & Traffic Group Leader .