

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 00294	Ask For	Gerald Coughlan
Date	5th February 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Ms H Kelleher, 3 Meadows Trelewis, Treharris, Merthyr Tydfil; CF46 6DJ.

Location 14 Gelligaer Road Trelewis Treharris.

Detail Detached dwelling

PLANNING NEED TO KNOW

The highway/footway/verge to the B4254 adjacent to the frontage of the proposal are adopted, there is a dropped kerb access. There are no TRO's in place. There is a street lighting column within the adjacent verge area .

Proposal is new dwelling within the garden area of no.14 Gelligaer Road, existing vehicular access to no.14 will be subject to widening works to accommodate proposal .

Street lighting column to be relocated to MTCBC approval and applicants cost .

Visibility on to the B4254 classified road is acceptable .

No storm water drainage to discharge on to the adopted highway network.

Proposal shows double-sized integral garage shown turning area looks acceptable but not indicated .

Foul sewer shown connecting into assumed line in the verge to the front of the property, Dwr Cymru Welsh Water to approve.

Storm water drainage to comply with 2019 legislation, contact with SAB Officer is advised. **SAB Officer to respond directly.**

Open watercourse is shown adjacent to the rear boundary of proposal, no detail from information provided. Any works affecting the watercourse will require, '**Open Watercourse Consent**', independent of any future planning approval, contact with MTCBC drainage section is advised .

Ground conditions need to established before detailed design commences .

Any retaining walls in excess of 1m require calculations for approval before site works commence.

No objection based on information supplied and acknowledgement of conditions and informatives below.

OBSERVATIONS

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

CONDITIONS

A full investigation of the ground conditions on the site shall be undertaken, and a report on the foundation proposals is to be submitted to, and approved by, the Local Planning Authority before any work is commenced on site.

Full details and calculations of any necessary retaining walls exceeding 1 m in height are to be submitted to, and approved by, the LPA, and constructed, before any work on the dwelling is commenced.

No surface water from the driveway/vehicular hardstanding shall be allowed to be discharged onto the public highway.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

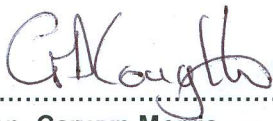
INFORMATIVES

The applicant/developer is advised to liaise with Merthyr Tydfil County Borough Council's Highways Division regarding any consents which are required in association with the provision of any vehicle cross over of verge or footway. This approval is independent of any planning approval.

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.

Applicant is advised to contact Dwr Cumru Welsh Water regarding foul water discharge.

Applicant is advised to contact MTCBC SAB Officer regarding discharge of storm water and compliance with legislation of January 2019.



pp Carwyn Morris
Engineering & Traffic Group Leader .