

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0076	Ask For	Gerald Coughlan
Date	27th May 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr & Mrs M Birch, c/o Agent, United Kingdom .

Location Land adjacent to 30 Park Place Troedyrhiw Methyr Tydfil.

Detail Construct 2 detached dwellings with garages, 1 granny annexe and a bin store.

PLANNING NEED TO KNOW

Proposal as above is located on a previously commenced/but not completed (P/10/0049) site.

Adopted highway terminates at Park Place, the existing properties are served via a privately maintained highway approx 4m wide with a pedestrian footway. Existing properties have individual driveways on to the highway with adequate parking provision within their curtilage and unimpeded visibility in both directions.

Proposal will utilise the existing privately maintained highway with achievable parking provision within the curtilage.

Storm water is indicated to discharge to 'soakaway'. MTCBC SAB Officer to respond directly .

Foul water to mains, contact with Dwr Cymru Welsh Water is advised.

Previous site investigation report stated that all ground movements associated with past deep mining activities have long since terminated. Foundation design to be independently confirmed .

OBSERVATIONS

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

CONDITIONS

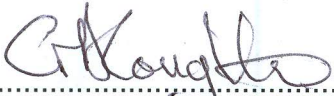
A structural design certificate, completed and signed by a Chartered Engineer shall be submitted along with any Full Planning Application after the Engineer has satisfied himself as to the stability of the site by sufficient appropriate tests.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

Applicant is advised to contact Dwr Cymru Welsh Water at earliest opportunity.



pp Carwyn Morris
Engineering & Traffic Group Leader .

INFORMATIVE

REASONS FOR REFUSAL

REASONS FOR CONDITIONS

CONDITIONS

CONSERVATIONS

A refusal decision is made by the Council's Planning Committee. The Committee is made up of Councillors and members of the public. The Committee will consider the merits of the application and the views of the public. The Committee will also consider the views of the relevant statutory consultees. The Committee will then make a decision on whether to grant the application, grant it with conditions, or refuse it.

There is no objection to the proposed development on the following grounds: