

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20/ 0115	Ask For	Gerald Coughlan
Date	17th June 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Rowland House, 74 Mount Pleasant, Cardiff Road, Merthyr Vale, Merthyr Tydfil, CF48 4TD.

Location 74 Mount Pleasant, Cardiff Road, Merthyr Vale.

Detail Private garage in rear garden.

PLANNING NEED TO KNOW

Highway to the rear of the property is adopted. Verge area (to be traversed) between the kerb and rear boundary of the property is privately maintained. Proposal as above will involve excavation works and the construction of retaining walls. No stormwater details provided SAB Officer to respond directly, gradient not to exceed 1 in 8.

OBSERVATIONS

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

CONDITIONS

The driveway gradient shall not exceed 1 in 8 (12.5%) between any two points and to be surfaced in tarmacadam, concrete or an alternative durable material.

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

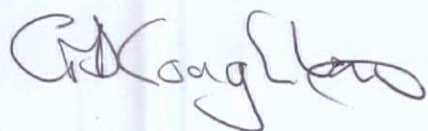
Full details and calculations of all earth retaining structures with a retained height greater than 1 metre are to be submitted to, and approved by, the Local Planning Authority before any work is commenced on site.

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.



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pp Carwyn Morris

Engineering & Traffic Group Leader .