

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 19 / 0315	Ask For	Gerald Coughlan
Date	3rd January 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Udam Singh, 10 Gwaunfarran Grove, Merthyr Tydfil, CF47 8NH.

Location Land adjacent to 107 Brecon Road Merthyr Tydfil.

Detail Outline application for five dwellings with associated parking and amenity space.

PLANNING NEED TO KNOW

The footway/highway to the front of the property (Brecon Road) are adopted , with TRO's in place. Access lane to the rear, approx 3m wide, is adopted also. Lane is accessed from the south via The Walk and from Tudor Terrace to the north. Unmade surface opposite proposed site entry is privately maintained. Numerous residential garage facilities on to the access lane, some setback. Proposal is shown reusing the existing gated access set back from the adopted rear lane. Area for development had previous approved outline application for four, two bedroom flats and one, one bedroom flat P/11/0215.

Proposals above include ten parking places, turning manoeuvres within the curtilage are achievable thus no reversing movements necessary on to the adopted lane. Parking proposals are acceptable.

Development area has had various uses in the past, no vehicular information available.

It is considered that the proposed additional traffic movements can be accommodated within the existing highway network.

Stormwater drainage to satisfy current criteria and legislation, **MTCBC SAB Officer to respond directly .**

SAB approval is independent of any future planning approval .

Any future retaining walls in excess of 1m will require calculation.

No discharge of highway/storm water on to adopted highway

No objections subject to acknowledgement of condition and informatives below .

OBSERVATIONS

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

CONDITIONS

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.

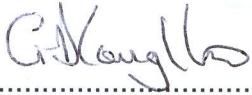
No surface water from the development shall be allowed to be discharged onto the public highway.

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.



pp Carwyn Morris
Engineering & Traffic Group Leader .