

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 22 / 0074	Ask For	Gerald Coughlan
Date	11th April 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Robert Price, Highfield Group, 12 Cyfarthfa Court, Gwaelodygarth Lane, Merthyr Tydfil, CF47 8AX.

Location T M Few & Son, Maesgwynne Industrial Estate Cefn Coed.

Detail Demolition of auto bodyshop (class B2) and the erection of 2 warehouses with offices over (Class B1)

PLANNING NEED TO KNOW

Adopted highway terminates adjacent to eastern corner of curtilage. Highway to the south is privately maintained. Proposal as above includes for six parking spaces requiring reversing on to the adjacent highways. Ground condition need to be evaluated, retaining wall construction is likely.

MTCBC SAB Officer to comment on storm water discharge and compliance with current legislation.

Contact with Dwr Cymru Welsh Water is advised regarding discharge to their assets.

No stormwater is to discharge on to highway systems.

Any works affecting the highway network to be approved by MTCBC Highways, this approval is independent of any future planning approval.

Traffic movements are not considered excessive with regards to previous site usage and can be accommodated within the existing network.

Parking provision is deemed acceptable.

OBSERVATIONS

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

CONDITIONS

A thorough investigation of the ground conditions on the site report is to be submitted to the Local Planning Application prior to 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.

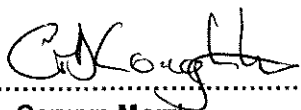
No surface water from the driveway/vehicular hardstanding shall be allowed to be discharged onto the adjacent highways.

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 .