

INTERNAL MEMORANDUM

Your Ref.: P/22/0066

Our Ref.: 22/0066/A

To: Town Planning – Development Control

FAO: Emma Watkins

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 14/11/2023

**OBSERVATIONS BY THE ENGINEERING AND HIGHWAYS DIVISION IN RESPECT OF DEVELOPMENT
AFFECTING EXISTING OR PROPOSED PUBLICLY MAINTAINED HIGHWAY**

PROPOSED DEVELOPMENT

Erection of 4 no. dwellings (2 no. detached and 1. no pair of semi detached) including demolition of existing office building with stores Builders Yard & Premises Elwyn Drive Twynyrodyn Merthyr Tydfil

PLANNING HISTORY

HIGHWAY ASSESSMENT

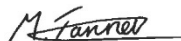
The amended site plan has no effect on the previous highway comments made on the application dated the 11th of April 2022, attached overleaf for reference.

RECOMMENDATION

No highway objection is raised subject to the conditions on the previous comments made, overleaf for reference.

NOTES

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 22 / 0066	Ask For	Gerald Coughlan
Date	11th April 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Jason Cox, 7 Mardy Close, Merthyr Tydfil, CF47 0YH.

Location Builders Yard & Premises, Elwyn Drive, Twynyrodyn.

Detail Erection of 4 no. dwellings (2no. detached and 1 no. pair of semi detached) including demolition of existing office building with stores.

PLANNING NEED TO KNOW

Proposal is part accessed via existing adopted rear lane to James Street (no footway some residential garages) and via the adopted highway/footways serving Elwyn Drive. There is a footway from St Tydfils Terrace adjacent to the turning head at Elwyn Drive.

Proposal is as above following the demolition of the existing buildings previously used for offices/storage/ parking for a building firm.

Two dwellings are to be served via the rear lane to James Street , and two from the Elwyn Drive .

Layouts provided show provision for eleven vehicle spaces, applicant to demonstrate that these spaces indicated are achievable.

Information states stormwater to soakaway. **MTCBC SAB Officer** to respond directly regards storm water discharge and compliance with legislation .

No stormwater discharge on to the adopted highway network.

Ground conditions to be evaluated prior to foundation design.

Traffic movements are not considered excessive with regards previous location usage, and can be accommodated within the existing network

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.

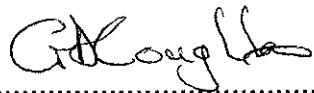
No surface water from the driveway/garage/proposal shall be allowed to be discharged onto the public highway.

Turning circle details are required to prove, or otherwise, that parking provisions are achievable

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES



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pp Carwyn Morris
Engineering & Traffic Group Leader .