

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0381	Ask For	Gerald Coughlan
Date	22nd November 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Gareth Godfrey, 54 Ernest Street, Merthyr Tydfil, CF47 0YP.

Location Land rear of 51-56 Ernest Street, Merthyr Tydfil.

Detail Erection of 7 garages with associated retaining wall.

PLANNING NEED TO KNOW

The rear lanes serving Clare St and Ernest St are adopted and publicly maintained, both are approx. 3-3.5 m wide. Proposal is creation of garages accessed from the rear lane serving Clare St following remediation and revegetation. Proposals will involve the construction of a retaining wall in excess of 1m in height thus calculations are required for approval before commencement. Proposals are adjacent to the adopted rear lane thus approval from MTCBC Highways Dept is required which is independent of any future planning approval. Additional traffic movements within the existing highway network.

No stormwater from garages to discharge on to the adopted highway.
MTCBC SAB Officer to respond on stormwater discharges and compliance with current legislation.
There are garage facilities adjacent and in close proximity.

OBSERVATIONS

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

CONDITIONS

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.

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

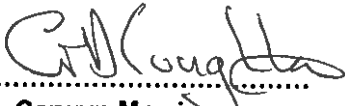
No surface water from the driveway/garage/vehicular hardstanding shall be allowed to be discharged onto the public highway.

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.



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pp Carwyn Morris
Engineering & Traffic Group Leader .