

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0289	Ask For	Gerald Coughlan
Date	21st January 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Adam Drew, Ty Rhosyn Gwyn, 2 Bryntirion Road, Merthyr Tydfil, CF47 0ER .

Location 2 Somerset Lane Cefn Coed Merthyr Tydfil .

Detail Demolish existing bungalow and construct new three bedroom dwelling with garage .

PLANNING NEED TO KNOW

The tarmacadam surface of Somerset Lane adjacent to the property is adopted, there is no designated footway. Existing gated access to hardstanding (adjacent to highway) and two garage spaces set back from edge of the highway. Stormwater to SUDS system, foul to mains.

Existing parking provision includes two berth garage and hardstanding for one vehicle, gates open air.

Works include demolition of the existing three bed dwelling and construction of new dwelling with **five** bedrooms. Reconstructed garage shown as opening into property.

Ground investigation is advised in advance of detailed/foundation design.

Any retaining walls in excess of 1m require calculations for approval before siteworks commence .

SAB Officer to respond directly on storm water discharge compliance with current legislation.

No stormwater to discharge on to the adjacent highway .

Any works affecting the adjacent adopted highway will require MTCBC Highway approval which is independent of any future planning approval .

Revised layout plans received on the 18th January 2021, gated access has been increased to 5m and tracking details provided to prove access is achievable.

Concerns regarding the parking provision have now answered , therefore no objections to proposal subject to conditions and informatives below .

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.

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.

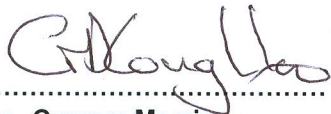
No surface water from the driveway/garage/vehicular hardstanding shall be allowed to be discharged onto the public highway.

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 independant of any planning approval.



pp Carwyn Morris
Engineering & Traffic Group Leader .