

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 19 / 0296	Ask For	Gerald Coughlan
Date	29th November 2019	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr G Thomas, 30 Lancaster Villas, Lancaster Street, Merthyr Tydfil, CF47 8SN.

Location 30 Lancaster Villas, Lancaster Street, Merthyr Tydfil.

Detail New parking area with associated ground re-profiling to front garden

PLANNING NEED TO KNOW

Adjacent footway/highway are adopted, no TRO's. Proposal is removal of front boundary for creation of two off-street parking places, reversing movements on to highway are necessary. Access to the property is via the adopted footway drop kerbing is necessary and footway strengthening, approval for these works is with MTCBC Highways which is independent of any future planning approval. Permeable surface is indicated although no details are provided, no storm water runoff on to adopted highway. Retaining walls in excess of 1m require calculations for approval before siteworks commence.

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.

Details of proposed permeable construction and porosity test information, are to be submitted and agreed with the LPA before siteworks commence

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

The applicant/developer is advised to liaise with Merthyr Tydfil County Borough Council's Highways Division regarding any consents which are required in association with the provision of any vehicle cross over of verge or footway. This approval is independent of any future planning approval.

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.