

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0301	Ask For	Gerald Coughlan
Date	7th September 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Jason Hiscock, Orchard House, Gwernllwyn Road, Dowlais, Merthyr Tydfil, CF48 3NA.

Location Orchard House, Gernllwyn Road, Dowlais.

Detail Creation of new vehicle and pedestrian access off highway, boundary walls and associated change of use of parcel of land to form part of residential unit.

PLANNING NEED TO KNOW

The footway/highway to Gwernllwyn Road is adopted and publicly maintained.
The existing access on to Gwernllwyn Road serves the parking facility serving the adjacent building and a private dwelling.
Lamp post close to proposal is shown at the back of the footway, it is at the front of the footway.
Proposal is an additional access on to Gwernllwyn Road for the exclusive use of Orchard House.
Adjacent adopted footway will require drop kerbing and footway strengthening to MTCBC highway standards, this approval is independent of any future planning approval.
Existing boundary wall will be replaced with 2m wall and electric gates.

OBSERVATIONS

I have no objection to the submitted proposals.

CONDITIONS

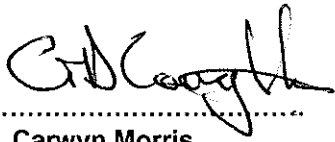
REASONS FOR CONDITIONS

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.

A handwritten signature in black ink, appearing to read 'Carwyn Morris', written over a dotted line.

pp Carwyn Morris
Engineering & Traffic Group Leader .