

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0304	Ask For	Gerald Coughlan
Date	21st September 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Alan Lewis, Pantygerdnen, 56 Swansea Road, Swansea Road, Merthyr Tydfil, CF48 1HR.

Location Pantygerdnen, 56 Swansea Road, Swansea Road.

Detail Erection of 4 bedroom detached dwelling.

PLANNING NEED TO KNOW

Old Winchfawr Road is the nearest adopted highway. The access to the proposal is part surfaced, narrow, single vehicle width with no/limited passing provision, no designated pedestrian provision, drainage or street lighting. Existing lane serves four existing properties.

Proposal as above is to be constructed within the existing curtilage of 56 Swansea Road, including parking provision for two vehicles.

Proposal will increase traffic movements along the existing privately owned/maintained access, this is not considered detrimental as existing flows are minimal.

Foul sewage is stated as to septic tank.

Storm water discharge is to soakaway, please note **MTCBC SAB Officer** is to comment directly on storm water discharge in compliance with current legislation.

Ground conditions need to be evaluated prior to detailed design.

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.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

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

pp Carwyn Morris
Engineering & Traffic Group Leader .