

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0225	Ask For	Gerald Coughlan
Date	26th November 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Andrew Fisher, 1 Manorau, Queens Road, Twynyrodyn, Merthyr tydfil, CF47 0LY .

Location 1 Manorau, Queens Road, Twynyrodyn, Merthyr tydfil, CF47 0LY.

Detail Construct a new dwelling in the side garden of the existing property. Erect a shed to the rear of the existing dwelling (1 Manorau Queens Road).

PLANNING NEED TO KNOW

The footway/highway to the front of 'Queens Road' and 'The Parade', are adopted and publicly maintained. There is an existing, inward opening, gate serving the property (existing single garage) at the junction of The Parade/Queens Road, with drop kerbing. There are no TRO's in place.

The footway adjacent to the property (from Woodland Place) along the bounday of the property is privately maintained.

Works involve demolition of existing garage and lose of garden to allow construction of new dwelling and two parking spaces and a single parking space for the existing property on to Queens Road.

Advised of amended layout within the curtilage on the 23rd November 2020, parking provisions for the new dwelling will now enter on to the adopted highway along Queens Road not reusing the existing gated access at the junction of Queens Road/The Parade. Thus existing access is therefore redundant .

Amended parking provisions require reversing movements on to the adjacent adopted highway .

The additional vehicular movements can be accommodated within the existing highway network .

Foul water to mains, stormwater to soakaway .

MTCBC SAB Officer to respond to stormwater drainage compliance with current legislation.

No objections to proposal subject to acknowledgement of conditions and informatives.

OBSERVATIONS

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

CONDITIONS

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

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.

The existing, future redundant, access shall be permanently stopped-up in a manner to be agreed with the LPA.

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 .