

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 22 / 0033	Ask For	Gerald Coughlan
Date	2nd March 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant P.Brogden Properties Ltd, 1 Pengarnddu Industrial Estate, Dowlais Top, Merthyr Tydfil, CF48 2TA.

Location Land to the rear (west of) Valleys Enterprise Centre Pant Industrial Estate.

Detail Constuction of 2 no. light industrial (use Class B1) units

PLANNING NEED TO KNOW

The spine road passing through the Pant Industrial Estate is adopted and publicly maintained. The spur road serving the proposal from the spine road is privately maintained. The proposal is within 200m of the recently commenced A465 Heads of the Valley dualling scheme.

Proposals, as above, include parking provision which is accepetable and can be accommodated within the existing network.

MTCBC SAB Officer to respond directly on discharge of stormwater and compliance with current regislation. DCWW to approve foul water discharge.

Ground investigation is recommended in advance of detailed design due to the past industrial history of the area.

OBSERVATIONS

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

CONDITIONS

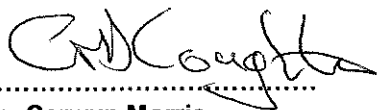
A thorough investigation of the ground conditions on the site report is to be submitted to the Local Planning Application prior to any work is commenced on site.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

Contact is advised with Dwr Cymru Welsh Water with regrda foul water discharge.



pp Carwyn Morris

Engineering & Traffic Group Leader .