

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0340	Ask For	Gerald Coughlan
Date	20th October 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Karl Roome, Goitre Coed Fach Farm, Goitre Coed Road, Treharris, CF46 5BB.

Location Goitre Coed Fach Farm, Goitre Coed Road, Treharris.

Detail Conversion of barn to a dwelling with a single storey side extension and rear extension and other associated alterations.

PLANNING NEED TO KNOW

Proposal as above involves the reuse of the existing privately maintained access on to the adopted highway i.e. Goitre Coed Road.

Application form states parking is not relevant, no storm or foul water information provided.

Site plan provided shows the two block pavior parking spaces with adequate turning area.

MTCBC SAB Officer to comment directly on stormwater discharge and compliance with current legislation.

Foundation design needs to consider the past mining history for the area

OBSERVATIONS

I have no objection to the submitted proposals.

CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

The developer is advised to ensure that the foundations of the development are adequately designed to take account of any differential settlement resulting from underground mine workings.



pp Carwyn Morris
Engineering & Traffic Group Leader .