

## INTERNAL MEMORANDUM

|      |                  |         |                     |
|------|------------------|---------|---------------------|
| To   | Head of Planning | From    | Head of Engineering |
| Ref  | P / 22 / 0027    | Ask For | Gerald Coughlan     |
| Date | 7th March 2022   | Tel ext | 6216                |

### OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

**Applicant** Mr and Mrs Brooks c/o George and Co, United Kingdom.

**Location** Land to the west of Gethin House Newton Street Abercanaid

**Detail** New dwelling.

#### PLANNING NEED TO KNOW

Proposal is accessed via a part surfaced unadopted highway across a masonry bridge, it may have a right of way/bridleway status. Access currently serves Gethin House and 1, 2 & 4 Abernant Y Gethin, no.3 has an individual access. Additional access movements, if approved, generated could be accommodated within the existing network.

Storm water discharge to comply with current legislation, **MTCBC SAB Officer** to respond directly. Information states foul water discharge to mains, contact with Dwr Cymru Welsh Water is advised.

Ground investigation information provided suggests further investigation works are required to establish ground conditions prior to detailed foundation design.

Disused mine shaft, on third party land, could be in close proximity to the proposal. Consideration of its location may be beneficial.

Proposed layout shows parking places within the curtilage, requiring reversing movements on to the unadopted access.

Site layout shows retaining walls in excess of 1m required to achieve the development profile.

Calculations have been provided and checked, these are satisfactory.

#### OBSERVATIONS

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

#### CONDITIONS

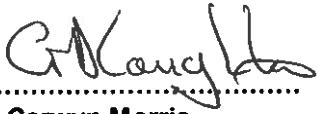
A full investigation of the ground conditions on the site shall be undertaken, and a report on the foundation proposals is to be submitted to, and approved by, the Local Planning Authority before any work is commenced on site.

#### REASONS FOR CONDITIONS

#### REASONS FOR REFUSAL

#### INFORMATIVES

Contact with Dwr Cymru Welsh Water is advised with regards foul water discharge to their apparatus.



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pp Carwyn Morris  
Engineering & Traffic Group Leader .