

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0176	Ask For	Gerald Coughlan
Date	25th August 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Jamie Reynolds, Top Flat, 62 High Street, Merthyr Tydfil, CF47 8DE.

Location 26 Courtland Terrace Union Street Merthyr Tydfil.

Detail Convert existing 4 bedroom property (over ground and first floors) into a 1 bedroom flat at ground floor and a two bedroom flat at first floor (to include a second bedroom within the attic space)
External alterations to include the provision of two balconies to the rear and installation of new windows, doors and roof lights .

PLANNING NEED TO KNOW

Footway/highway to the front are adopted. Yellow painted box on the highway suitable for two on street carparking spaces, no record of any legalised status for this 'box'. TRO's on opposite side of the highway. Lane adjacent to rear of property is also adopted and publicly maintained .
Proposals are as above, include a new access across the adjacent adopted highway thus drop kerbing / footway strengthening is necessary, approvals from MTCBC Highways Dept are necessary that are independent of any future planning approval. Plan supplied show two off street parking places in an area of 6.8m x 4.4m, minimum car parking length is 4.8m thus as shown the vehicles are at an angle, but within the property curtilage. Should the parked vehicles obstruct pedestrian movement on the footway this is legally enforceable .

Internal works involve reconfiguration of all floors within the building, foundations need to be checked due to additional/revised loadings.

No objection in principle subject to condition and informatives below .

OBSERVATIONS

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

CONDITIONS

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

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

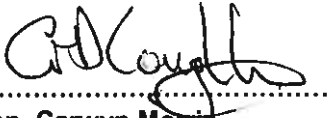
INFORMATIVES

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.

The applicant is advised to have the existing foundation(s) checked as to their adequacy to carry the proposed loadings.



.....
pp Carwyn Morris
Engineering & Traffic Group Leader .