

## INTERNAL MEMORANDUM

|      |                   |         |                     |
|------|-------------------|---------|---------------------|
| To   | Head of Planning  | From    | Head of Engineering |
| Ref  | P / 20 / 0010     | Ask For | Gerald Coughlan     |
| Date | 29th January 2020 | Tel ext | 6216                |

### OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

**Applicant** Mr & Mrs Thomas, c/o George and Co.

**Location** Land adjacent to Brondeg Heolgerrig Merthyr Tydfil.

**Detail** Construct detached dwelling

#### PLANNING NEED TO KNOW

Footway/highway and verge adjacent to northern boundary are adopted, verge within southern curtilage is adopted, the surfaced highway adjacent to the eastern boundary is privately maintained with a right of way / bridleway status.

There are two wooden poles, with utility apparatus and street lighting attached located in the north eastern corner.

Existing usage of development area is off street parking, some garages are still intact.

Proposal as above includes double garage, other parking is available, and driveway access with turning provision within curtilage. Minimum of three parking spaces is required.

No stormwater to discharge on to adopted highway network .

Ground investigation is advised due to the past mining history of the area.

No retaining walls evident.

Information provided shows Welsh Water exclusion zone, location of apparatus needs to be determined accurately prior to construction works .

**SAB Officer to comment directly on the drainage concerns and compliance with legislation in place since January 2019.**

It is considered that this single dwelling and it's associated traffic movements are not excessive in comparison to the previous usage and can be accommodated within the highway network .

#### OBSERVATIONS

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

#### CONDITIONS

The layout scheme shall allow for a minimum of 3 No. off street car parking spaces for the dwelling.

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

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.

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.

#### REASONS FOR CONDITIONS

## REASONS FOR REFUSAL

## INFORMATIVES

  
pp Carwyn Morris  
Engineering & Traffic Group Leader .