

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0398	Ask For	Gerald Coughlan
Date	20th December 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Bill Hewitt, 30 Mount Pleasant, Merthyr Vale, Merthyr Tydfil, CF48 4TD.

Location Land to the North of Fairview 30 Mount Pleasant, Cardiff Road.

Detail Three dwellings (Outline application with some matters reserved for future consideration)

PLANNING NEED TO KNOW

The highway/verge to the front of the property area is adopted. The footway part adjacent to the northern boundary is adopted. Existing structures to be demolished/removed prior to proposals.
Site investigation advised prior to development due to the past mining history for the area.

Proposals are as above, retaining wall construction is apparent.

Properties show off street parking that will require reversing movements to either enter/exit on to the adopted highway network. It is considered the existing highway network can accommodate the additional traffic movements.

Driveway gradients not to exceed 1 in 8.

Footway between proposed existing kerbline and front boundary walls to proposals to include for drop kerbing to access properties, including diversion/protection of any statutory apparatus/drainage encountered.

MTCBC SAB Officer to comment directly on stormwater discharge and compliance with current legislation.
Contact with Dwr Cymru Welsh Water is advised regarding discharge of future foul waters.

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.

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.

The driveway gradient shall not exceed 1 in 8 (12.5%) between any two points and to be surfaced in tarmacadam, concrete or an alternative durable material.

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

REASONS FOR CONDITIONS

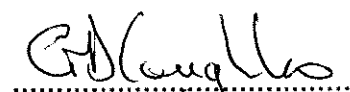
REASONS FOR REFUSAL

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 independant 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 independant of any planning approval.

Contact with Dwr Cymru Welsh Water is advised regarding discharge of future foul waters.



pp Carwyn Morris
Engineering & Traffic Group Leader .