

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0032	Ask For	Gerald Coughlan
Date	15th February 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Mark Griffiths, Plots 46/48 Sweetwater Park, Trefechan, Merthyr Tydfil .

Location Plots 46/48 Sweetwater Park, Trefechan, Merthyr Tydfil .

Detail Construction of two detached dwellings and a detached garage

PLANNING NEED TO KNOW

The main spine serving Sweetwater Park/Court is adopted.

The highway that will serve the proposal from the spine road, as well as the two existing occupied properties is privately maintained. The shared driveway, with no footway provision ends at a gate on to the mountainside.

The existing driveway complies with width requirements from approved criteria. There is no existing, or proposed, turning provision along the existing shared driveway. Although residential traffic can be accommodated service vehicles e.g. refuse and recycling vehicles would be unable to enter and exist in a forward gear. Applicant to provide details for refuse and recycling collections.

There is existing highway drainage within the shared access, no streetlighting and does not have a wearing wearing course. Access will remain privately maintained.

Ground conditions need to be evaluated before detailed design commences.

Retaining wall construction may be necessary.

Proposal indicates off street car parking provision within the relevant curtilages, although not indicated there appears to be sufficient area for vehicles to enter and exit in a forward gear.

Driveway gradient not to exceed 1 in 8

Foul discharge to be approved by Dwr Cymru Welsh Water.

Storm water discharge to comply with current legislation, **SAB Officer** to respond directly.

No objection to proposal subject to acknowledgement of conditions.

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.

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.

Details for waste and recycling collections to be provided by applicant.

REASONS FOR CONDITIONS

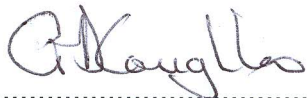
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REASONS FOR REFUSAL

[REDACTED]

INFORMATIVES

[REDACTED]



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pp Carwyn Morris
Engineering & Traffic Group Leader .