

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 22 / 0060	Ask For	Gerald Coughlan
Date	22nd March 2022	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 26A Courtland Terrace, Union Street, Merthyr Tydfil.

Detail Erection of a 4 bedroom dwelling with an integral garage.

PLANNING NEED TO KNOW

The footway/highway to the front are adopted, there is a TRO in place on the opposite side. There is a 'yellow box' painted on the adjacent highway, no record of it's legal status. Rear lane to the proposal is adopted.

Proposal as above involves demolition/site clearance before siteworks prior to development. Finished profile requires groundworks and construction of retaining walls.

Ground Investigation is advised in advance of detailed design.

Any retaining walls in excess of 1m will require calculations for approval before siteworks commence.

Proposal shows a single integral off street carparking, DAS states second parking provision will be on street. Vehicular access requires MTCBC Highway approval which is independent of any future planning approval.

Contact with Dwr Cymru Welsh Water is advised at the earliest opportunity regarding foul water discharge. **MTCBC SAB Officer** to respond directly regarding storm water discharge and compliance with current legislation.

OBSERVATIONS

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

CONDITIONS

An engineering geologists report on ground conditions on the site giving foundation recommendations 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.

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

REASONS FOR CONDITIONS

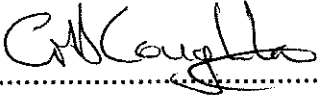
REASONS FOR REFUSAL

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 is advised with Dwr Cymru Welsh Water.



pp Carwyn Morris

Engineering & Traffic Group Leader .