

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0152	Ask For	Gerald Coughlan
Date	7th January 2021	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.

Advised of additional/revised information 6th January

Proposal now includes three car parking spaces, driveway access with turning provision within the curtilage

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.

Previous information provided showed Welsh Water exclusion zone, location of apparatus needs to be determined accurately prior to any 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

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



A handwritten signature in dark ink, appearing to read 'G. D. Carwyn Morris'.

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pp Carwyn Morris
Engineering & Traffic Group Leader .