

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0268	Ask For	Gerald Coughlan
Date	25th November 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Michael Randall, 14 Cardiff Street, Abercanaid, Merthyr Tydfil, CF48 1EX.

Location Land formerly Windsor Cottages adjacent to Aberfan Social Democratic Club Angus Street.

Detail Detached dwelling .

PLANNING NEED TO KNOW

Adjacent footway/highway is adopted no TRO's. Area was previously location of Windsor Cottages. Proposal is new dwelling with provision for three off street carparking spaces that will require reversing movements on to the adjacent highway. There is drop kerbing but may need to be increased . Additional traffic movements can be accommodated within the existing highway network . No stormwater to discharge on to the adopted highway network . Stormwater to SUDS system, **MTCBC SAB Officer** to respond directly to applicant . Foul water discharge details not supplied, Dwr Cymru Welsh Water to be contacted as to the availability of a suitable system . Ground investigation is advised in advance of detailed design, due to the past mining history of the area. Any retaining walls in excess of 1m require calculations for approval before siteworks commence.

No objection to proposal subject to conditions and informatives below.

OBSERVATIONS

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

CONDITIONS

No surface water from the driveway/garage/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

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 independent of any planning approval.

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 independent of any future planning approval.

Contact with Dwr Cymru Welsh Water is advised regarding foul water discharge



pp Carwyn Morris

Engineering & Traffic Group Leader .