
From: Coughlan, Gerald
Sent: 23 February 2022 08:33
To: Planning
Subject: P / 22 / 0019 [NOT PROTECTIVELY MARKED]
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Classification: NOT PROTECTIVELY MARKED

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 22 / 0019	Ask For	Gerald Coughlan
Date	23rd February 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Mark Fussell, c/o Agent.

Location Land opposite no's 6 and 7 Graig Terrace (Bakery and Premises) Bedlinog

Detail Change of use of land to garden. Construction of detached shed, creation of parking area and siting of gabion baskets. Proposal includes associated engineering works (Retrospective)

PLANNING NEED TO KNOW

The adjacent highway is adopted and publicly maintained. Works as above involve reprofiling works to the land, with a new access on to the adopted highway. To achieve requisite development area gabion basket retaining walls are necessary, calculations are required for those in excess of 1m.

New access on to adopted highway may require drop kerbing which is to be approved by MTCBC highways, this approval is independent of any future planning approval.

MTCBC SAB Officer to comment directly on storm water discharge and compliance with current legislation.

No stormwater to discharge on to adjacent adopted highway.

OBSERVATIONS

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

CONDITIONS

Full details and calculations of all earth retaining structures with a retained height greater than 1 metre are to be submitted to, and approved by, the Local Planning Authority before any work is commenced on site.

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 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.



.....
pp Carwyn Morris
Engineering & Traffic Group Leader .