

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 22 / 0131	Ask For	Gerald Coughlan
Date	6th June 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Stephen Lee Collins 3 Sandbrook Place Thomastown Merthyr Tydfil CF47 0EW

Location Land Adjacent To 1A Blaen Dowlais Dowlais

Detail A pair of semi-detached dwellings with off road parking at Land Adjacent To 1A Blaen Dowlais

PLANNING NEED TO KNOW

Footway/highway along Blaen Dowlais (BD) is adopted, footway terminates at the frontage to the garage/garden area to no. 1BD. The provision of a new footway will be required to MTCBC approval. The highway from BD to the rear is adopted, there is a footway adjacent with dwarf masonry wall.

Proposal is a pair of semi-detached dwellings with two off street parking spaces each. All parking spaces will require reversing movements on to the adjacent adopted network.

Plan indicates rear parking provision adjacent to gated rear access to no. 1 BD, this access is to be maintained at all times.

No stormwater to discharge on to the public highway.

Additional traffic movements are not considered excessive and can be accommodated within the existing highway network.

Contact with Dwr Cymru Welsh Water is advised regarding future foul water discharges.

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

Mining Risk Assessment provided advises ground investigation/boreholing exercise to be undertaken to inform on foundations and to assess the risk from any contaminants .

Any earth retaining structures over 1 metre to have calculations submitted for approval before siteworks commence

OBSERVATIONS

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

CONDITIONS

A structural design certificate, completed and signed by a Chartered Engineer shall be submitted along with any Full Planning Application after the Engineer has satisfied himself as to the stability of the site by sufficient appropriate tests.

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 proposal/driveway/garage/vehicular hardstanding shall be allowed to be discharged onto the public highway.

No works whatsoever shall commence on site until additional full engineering details of the footway, construction, drop kerbing, radii and gradients etc. have been submitted and approved by the LPA

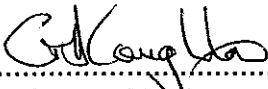
REASONS FOR CONDITIONS

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.



pp Carwyn Morris
Engineering & Traffic Group Leader .