

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0291	Ask For	Gerald Coughlan
Date	26th August 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Ms Thora Walton, 1C Dover Terrace, Gadlys , Aberdare, RCT, CF44 8AG.

Location Pontygwaith Farm Pontygwaith Treharris

Detail Conversion of stable building to bedrooms

PLANNING NEED TO KNOW

The highway from the A4054 to the property is adopted ,no designated footways, steep , narrow, limited opportunity to pass. Highway is a cul de sac due to closure of weak bridge.
Proposal as above is conversion of existing stable block to five bedrooms with ancillary works to the adjacent area including retaining walls shown to be in excess of 1m.
No parking layout provided, details required and demonstrate turning movements within curtilage for proposal and existing usages. One space per proposed bedroom plus 2/3 for the existing usages.
Reuse of existing access on to adopted highway
Proposal will involve changes to the storm water drainage discharges, **MTCBC SAB Officer** to comment directly .
Proposal may result in increased traffic movements to that currently experienced for the existing usages.
The adjacent highway serves only the existing properties i.e. there is no through road vehicle movements due to the restrictions of the 'weak bridge'. It is considered that any increase vehicular movements can be accommodated.

OBSERVATIONS

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

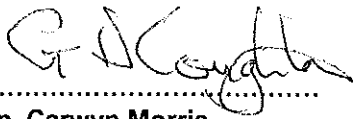
CONDITIONS

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.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

A handwritten signature in black ink, appearing to read "G. D. Knight", written over a horizontal dotted line.

pp Carwyn Morris
Engineering & Traffic Group Leader .