

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 22 / 0046	Ask For	Gerald Coughlan
Date	10th March 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Raed Abdullah, Merthyr Valleys Homes, 22 Lansbury Road, Gellideg, Merthyr Tydfil, CF48 1HA.

Location 54 Garden City Penydarren Merthyr Tydfil

Detail Installation of parking area, with associated paths and fencing.

PLANNING NEED TO KNOW

Adjacent footway/highway is adopted any new crossing will require MTCBC Highway approval which is independent of any future planning approval.

Reversing movements on the adopted highway network are necessary.

Proposals as above include permeable concrete block paviors and retaining wall construction.

MTCBC SAB Officer to comment on stormwater discharge and compliance with current legislation.

Retaining walls in excess of 1m in height will require calculations for approval before siteworks commence.

No storm water to discharge on to the adopted highway network.

No obstructions in excess of 900mm along the rear boundary wall.

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 obstruction, or planting when mature, exceeding 0.9 metre in height shall be placed along the rear boundary.

No surface water from the driveway/vehicular hardstanding shall be allowed to be discharged onto the public highway.

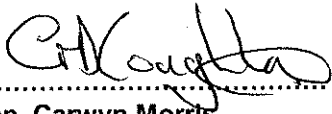
REASONS FOR CONDITIONS

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 independent 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 independent of any planning approval.

A handwritten signature in black ink, appearing to read 'Carwyn Morris', written over a dotted line.

pp Carwyn Morris

Engineering & Traffic Group Leader .