

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0095	Ask For	Gerald Coughlan
Date	19th April 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Merthyr Valley Homes, Mr P Wyatt, Ty Brychan, 22 Lansbury Road, Gellideg, Merthyr Tydfil, CF48 1HA.

Location Land at Honeysuckle Close South Site Gurnos Merthyr Tydfil.

Detail Proposed erection of 4 no. passivhaus dwellings, laundry room, cycle store and associated works .

PLANNING NEED TO KNOW

Proposal as above includes reuse of the existing carparking that require reversing movements on to the adjacent adopted highway network.

New public footway shown no details, if to be adopted then formal adoption procedure to be entered into / funded before siteworks commence. No storm or foul water details provided.

Detailed mining report provided no queries or concerns raised.

OBSERVATIONS

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

CONDITIONS

Details of the proposed footway are to be provided for approval, if to be adopted relevant adoption agreement to be entered into.

REASONS FOR CONDITIONS

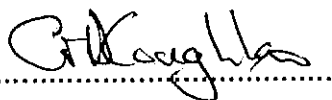
REASONS FOR REFUSAL

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.

Contact with Dwr Cymru Welsh Water is advised regarding discharge of foul water at earliest opportunity.



pp Carwyn Morris
Engineering & Traffic Group Leader .