

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0094	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 Gurnos Merthyr Tydfil.

Detail ~~Proposed erection of 2 no. passivhaus dwelling and associated works.~~

PLANNING NEED TO KNOW

Proposal as above includes for two carparking spaces that require reversing movements on to the 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.

MTCBC SAB Officer to respond directly on stormwater discharges.

Profiled earthworks shown to the rear no details or drainage shows.

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 for new public footway to be submitted for approval, relevant highway adoption agreement if MTCBC to be responsible for future liability.

REASONS FOR CONDITIONS

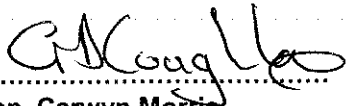
REASONS FOR REFUSAL

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.

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.

Dwr Cymru Welsh Water to be contacted regarding future foul water discharge



pp Carwyn Morris

Engineering & Traffic Group Leader .