

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0388	Ask For	Gerald Coughlan
Date	6th July 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr & Mrs James, c/o George and Co.

Location 2 Carn Gwilym Goch Cefn Coed Merthyr Tydfil

Detail Proposed dwelling

PLANNING NEED TO KNOW

Advised of amended/additional information, all previous comments remain valid and are reiterated below.

The A4054 is adopted with no TRO's, adjacent to the privately maintained access/turning provision serving Carn Gwilym Goch.

Proposal is new dwelling served via a new access on to the existing privately maintained/owned access onto the A4054. No driveway gradients shown, not to exceed 1:8.

Off road and integral parking provision shown and adequate provision for vehicles to turn within curtilage.

Ground Investigation is advised before detailed design is progressed.

Retaining wall construction is likely those in excess 1m will require calculations for approval before siteworks commence.

MTCBC SAB Officer to respond with regards stormwater discharge and compliance with current legislation.

Additional vehicular movements, if the proposal is progressed, are not considered excessive and can be accommodated within the existing highway network.

OBSERVATIONS

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

CONDITIONS

The driveway gradient shall not exceed 1 in 8 (12.5%) between any two points and to be surfaced in tarmacadam, concrete or an alternative durable material.

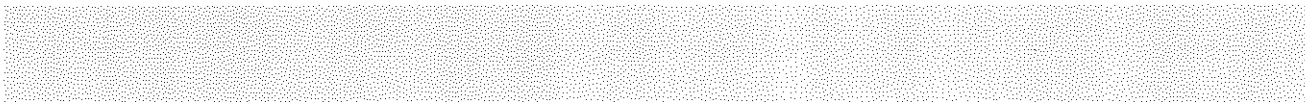
Full details and calculations of any necessary retaining walls exceeding 1 m in height are to be submitted to, and approved by, the LPA, and constructed, before any work on the dwelling is commenced.

An engineering geologists report on ground conditions on the site giving foundation recommendations is 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



pp Carwyn Morris
Engineering & Traffic Group Leader .