

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0371	Ask For	Gerald Coughlan
Date	25th November 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Merthyr Valley Homes, Fao Sharon Matthews, 22 Landbury Road, Gellideg, Merthyr tydfil.

Location Land off Aneurin Crescent and Wheatley Place Twynrodyn Merthyr Tydfil.

Detail Construct three bungalows (alternative layout to that approved under application P/18/0350)

PLANNING NEED TO KNOW

Previously approved application P/18/0350 for this location was for the construction of 5 x 2 bed bungalows, this application is as above.

The footways (1.8m wide) and carriageway (5.5m wide) adjacent to the the proposal along Jowett Place, Aneurin Crescent and Wheatley Place are adopted and publicly maintained. The footway adjacent to the northern boundary is privately maintained

Aneurin Crescent is a bus route no designated 'bus stop/shelter' evident.

Two street signs and utilities pole within area, may require relocation.

Worst case difference in level between Wheatley Place and Jowett Avenue is approx., rock is exposed at the rear of the footway along Jowett Avenue.

Off street parking provisions traverse adopted footways thus works to be approved by MTCBC Highways approval which is independent of any future planning approval.

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

Information provided regarding foul water discharge has been acknowledged by Dwr Cymru Welsh Water

Advised of additional information 22nd November.

Retaining wall details provided, no calculations are required for those in excess of 1m for approval before siteworks commence.

OBSERVATIONS

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

CONDITIONS

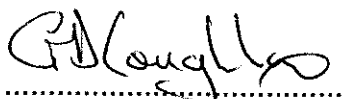
Full details and calculations of all earth retaining structures with a retained height greater than 1 metre are to be submitted to, and approved by, the Local Planning Authority before any work is commenced on site.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

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.



pp Carwyn Morris
Engineering & Traffic Group Leader .