

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0359	Ask For	Gerald Coughlan
Date	25th November 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr John Carter Evans, 1 Park View Houses, Heolgerrig Heolgerrig Merthyr Tydfil CF48 1SY.

Location 1 Park View Houses, Heolgerrig Heolgerrig.

Detail Erection of dwelling (outline with all matters reserved)

PLANNING NEED TO KNOW

Proposal involves the use of an existing gated access (currently serving 2 properties) approx. 4m wide. Although in use the visibility is restricted and would not satisfy current design criteria, on to the Heolgerrig Road which is a bus route and well used by the public. Additional usage of the 'existing gated access' is considered to have minimal affect on highway safety.

Existing properties have 2 parking spaces each.

Additional adopted highway usage, if approved, can be accommodated in the existing highway network.

Proposal shows 2 additional parking bays to accommodate the proposal, access is via 2.6m opening past the corner of the building to the rear with a turning area.

Existing surfaces and domestic drainage systems that will be subject to highway loadings will need to be investigated, and may require 'strengthening works'.

MTCBC SAB Officer will comment directly on stormwater discharge and compliance with current legislation. Site investigation is advised due to the past mining history of the locality.

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.

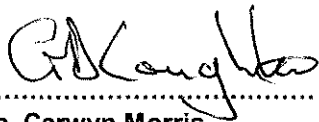
A structural design certificate, completed and signed by a Chartered Engineer shall be submitted along with any Full Planning Application after the Engineer has satisfied himself as to the stability of the site by sufficient appropriate tests.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

Applicant is advised to investigate existing surfaces and drainage system prior to highway loading if scheme is approved.

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

pp Carwyn Morris
Engineering & Traffic Group Leader .