

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0105	Ask For	Gerald Coughlan
Date	25th August 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr M Roberts, 10 Brunswick Street, Merthyr Tydfil, CF47 8SB.

Location 8 Morgan Street Merthyr Tydfil CF47 8TP

Detail Three storey rear extension and hardstanding area to the rear .

PLANNING NEED TO KNOW

Adjacent footway/highway are adopted and publicly maintained, no adjacent TRO's.
Proposal as above will involve crossing the existing adopted footway, provision of dropkerbing and footway strengthening, these approvals are independent of any future planning approval.
To achieve access to the property a wooden pole, with utilities apparatus attached, needs to be removed.
Proposed hardstanding falls into property from footway, gradient not to exceed 1 on 8 .
Hardstanding will require reversing movements on to the adjacent adopted highway .
Proposal will involve amendments to/and new connections to the DCWW systems, their approval is necessary.

Any retaining wall construction over 1m are to have calculations submitted for approval before siteworks commence .

Proposal involve additional loadings to existing foundations and additional foundation construction .

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 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.

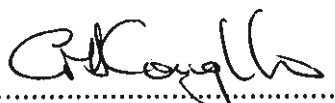
The developer is advised to contact Merthyr Tydfil County Borough Council's Highway Division regarding any retaining works or other works affecting the highway BEFORE construction works commence. This approval is independent of any planning approval.

Wooden pole with utilities apparatus needs to be removed to achieve access, contact with asset owner is advised.

The applicant is advised to have the existing foundation(s) checked as to their adequacy to carry the proposed loadings.

The developer is advised to ensure that the foundations of the new development are adequately designed to take account of any differential settlement resulting from underground mine workings.

Contact with Dwr Cymru Welsh Water is advised at earliest opportunity .



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pp Carwyn Morris
Engineering & Traffic Group Leader .