

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0260	Ask For	Gerald Coughlan
Date	9th August 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Ms Kate Milne, 16 Diwedd Camais, Rogerstone, Newport, NP10 9LX.

Location Land adjoining 20 Springfield Rise, Treharris, Merthyr Tydfil.

Detail Construction of detached 4 bedroom house.

PLANNING NEED TO KNOW

The nearest adopted highway is the link between Twynygarreg and Cilhaul, the highway from the adopted highway network to the proposal and existing adjacent dwellings is privately maintained. There is no current highway adoption agreement in place.

Proposal is located within the Springfield Rise development, it is a three storey dwelling with integral two berth parking provision.

Driveway to garages is shown as 1 in10 gradient, with underground soakaway, with turning provision within the curtilage.

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

Dwr Cymru Welsh Water to confirm foul water discharge

Retaining walls are in excess of 1m calculations therefore will be required for approval before siteworks commence.

Ground conditions need to be evaluated prior to foundation design.

OBSERVATIONS

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

CONDITIONS

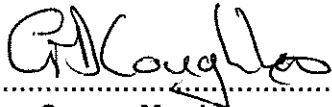
A full investigation of the ground conditions on the site shall be undertaken, and a report on the foundation proposals is to be submitted to, and approved by, the Local Planning Authority before any work is commenced on site.

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

A handwritten signature in black ink, appearing to read 'Carwyn Morris', with a horizontal dotted line underneath it.

pp Carwyn Morris
Engineering & Traffic Group Leader .