

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20/ 0108	Ask For	Gerald Coughlan
Date	24th June 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Kevin Jones, Railway Inn, High Street, Bedlinog, Treharris, CF46 6RP.

Location Railway Inn, High Street, Bedlinog, Treharris.

Detail Change of use from public house to (A3 Use Class) to a 3 dwelling (C3 Use Class)

PLANNING NEED TO KNOW

The footway, paved area and highway (approx 8m) to the front (High Street) are adopted and publicly maintained.

The narrow footway and highway to the rear (Mary Street) are also adopted. Mary St is approx 9m wide, there is on street residential carparking.

Following the change of use the proposal is the creation of three dwellings (1 x 4 bed & 2 x 2 bed dwellings). Information shows four parking spaces, three spaces to the rear and a fourth on the entrance to Mary Street on it's junction with George St. re use of previous off access. All parking provisions require reversing movements although visibility is good. Parking is set back from the kerb edge .

It is considered that the designated parking provision is adequate along with the loss of parking demands for the original dwelling's usage.

Foul water amendments need to be approved by Dwr Cymru Welsh Water.

MTCBC SAB officer to respond directly on stormwater compliance with current legislation. Contact is advised at earliest opportunity.

Parking bay gradients not to exceed 1 in 8, no stormwater drainage on to the adopted highway. Works affecting the adopted highway require MTCBC Highway approval, which is independent of any future planning approval . Retaining walls in excess of 1m are evident, based on information provided, calculations will need to be provided for approval before siteworks commence.

Area has been subject to historical mine workings consideration with foundation design is advised .

No objections to proposal subject to acknowledgement of conditions and informatives.

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.

No surface water from the driveway shall be allowed to be discharged onto the public highway.

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

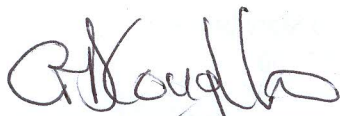
REASONS FOR REFUSAL

INFORMATIVES

The 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.

Contact with MTCBC SAB Officer is advised, at earliest opportunity, with regards compliance of proposed storm water drainage and current legislation.

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



pp Carwyn Morris
Engineering & Traffic Group Leader.