

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0421	Ask For	Gerald Coughlan
Date	13th January 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Sharon Matthews Merthyr Valley Homes Ty Brychan

Location Land At Walnut Way Merthyr Tydfil

Detail Residential development comprising of a pair of semi-detached bungalows with associated works.

PLANNING NEED TO KNOW

Hawthorn Avenue (HA) and Walnut Way (WW) adjacent to the proposal are adopted with no TRO's. Although adopted HA and WW traffic movement is often restricted due to residential on street parking, there is limited off street parking available.

Hawthorn Avenue has footways on both sides, Walnut Way has only one footway.

Proposal is construction of four bungalows with designated off street parking, that require reversing movements on to the adopted network, at two locations. Visibility is sufficient.

It is considered that the traffic generated can be accommodated within the existing highway network. Proposal will require traversing of the adopted footways, MTCBC highway approval is necessary which is independent of any future planning approval.

Stormwater discharges to comply with current legislation, **MTCBC SAB Officer** to respond directly. Contact with Dwr Cymru Welsh Water is advised regarding discharge to the assets.

Ground Investigation is advised prior to detailed foundation design.

No utilities information available contact is advised before detailed design.

OBSERVATIONS

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

CONDITIONS

A thorough investigation of the ground conditions on the site report is to be submitted to the Local Planning Application prior to any work is commenced on site.

No surface water from the driveway/garage/vehicular hardstanding shall be allowed to be discharged onto the public highway.

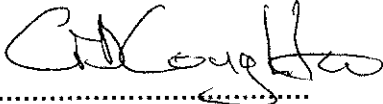
REASONS FOR CONDITIONS

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.



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pp Carwyn Morris
Engineering & Traffic Group Leader .