

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 22 / 0148	Ask For	Gerald Coughlan
Date	27th June 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Carl Preece 5 Heol Bryn Padell Gellideg Swansea Road Merthyr Tydfil CF48 1NG

Location 5 Heol Bryn Padell Gellideg Swansea Road

Detail Erection of rear single-storey extension and construction of parking area in front garden

PLANNING NEED TO KNOW

Footway/highway adjacent to the property are adopted .
Proposal will require MTCBC highway approval for the crossing of the footway drop kerbing and strengthening of the footway to accommodate vehicular loadings. Reversing movements on to the highway are necessary. Proposed parking space falls in to property , there is a 1.1m handrail at the rear of the parking provision. Retaining wall at the rear of the parking space is in excess of 1.1m therefore calculations will be required for approval before siteworks commence.
MTCBC SAB Officer to comment on storm water discharge.

OBSERVATIONS

I have no objection to the submitted proposals.

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.

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 independant 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 independant of any planning approval.


pp Carwyn Morris

Engineering & Traffic Group Leader .