

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 19 / 0310	Ask For	Gerald Coughlan
Date	16th December 2019	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Adam Drew, Ty Rhosyn Gwyn, Bryntirion Road, Merthyr Tydfil, CF47 0ER.

Location 2 Somerset Lane Cefn Coed Merthyr Tydfil.

Detail Demolish existing bungalow and construct three bedroom, two storey house with detached garage .

PLANNING NEED TO KNOW

The shared surface of Somerset Lane adjacent to the property is adopted, there is no designated footway. Existing gated access to hardstanding (adjacent to highway) and two garage spaces set back from edge of the highway. No stormwater discharge details provided, foul water to mains. Proposals are as above .

Proposed parking includes a garage and hardstanding provision directly accessing the adopted highway, reversing movements are again necessary .

Ground Conditions need to be investigated prior to new construction works, retaining wall construction may be necessary.

No stormwater discharges indicated, **MTCBC SAB Officer to respond directly**, this approval is independent of any future planning approval.

No materials on adopted highway .

OBSERVATIONS

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

CONDITIONS

An engineering geologists report on ground conditions on the site giving foundation recommendations is to be submitted to, and approved by, the Local Planning Authority before any work is commenced on site.

Full details and calculations of any necessary retaining walls exceeding 1 m in height are to be submitted to, and approved by, the LPA, and constructed, before any work on the dwelling is commenced.

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

REASONS FOR CONDITIONS

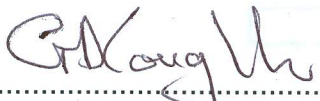
REASONS FOR REFUSAL

INFORMATIVES

The 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.

The applicant should be advised that any building materials delivered to the development site shall not be deposited or stored on the highway, without the express PRIOR consent of Merthyr Tydfil County Borough Council's Highway Department.



pp Carwyn Morris
Engineering & Traffic Group Leader .