

## INTERNAL MEMORANDUM

|      |                    |         |                     |
|------|--------------------|---------|---------------------|
| To   | Head of Planning   | From    | Head of Engineering |
| Ref  | P / 20 / 0039      | Ask For | Gerald Coughlan     |
| Date | 20th February 2020 | Tel ext | 6216                |

### OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

**Applicant** Mr & Mrs Llewellyn, Former Vicarage of Cyfarthfa Christ Church, Plwmp, Heol S.O.Davies, Georgetown, Merthyr Tydfil, CF48 1DR .

**Location** Former Vicarage of Cyfarthfa Christ Church, Plwmp, Heol S.O.Davies.

**Detail** Remodelling and extensions to existing dwelling.

### PLANNING NEED TO KNOW

The footways/highways to Aberdare Road and Heol S O Davies are adopted , and have TRO's in place. The existing drop kerbs serving the Vicarage will continue to be used. Existing gated access to be widened, existing visibility maintained, MTCBC highways approval is required .

Proposals are as above, including revisions to the internal carparking arrangements, three spaces, with adequate area within the curtlage to turn the vehicle around. Resin bound aggregate construction . Gradient of driveway falls inwards , no highway water discharge on to adopted highway .

Proposals involve changes to the existing building footprint and new extensions .

Existing, and new foundation, design requires investigation regarding abilities of existing foundations to accommodate amended loadings

Retaining walls are in excess of 1m, calculations will be required for approval .

Proposal involve changes to the internal domestic drainage system .

**Stormwater drainage details are to responded to directly by MTCBC SAB Officer.**

If planning approval is approved, adjacent adopted footway is not to be used for storage of materials, plant, accommodation or parking due to concerns regarding impeded visibility/access for highway/footway users .

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

### 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.

Adjacent footway not to be used for deposition of materials, plant, accommodation or parking during the construction period so as to maintain access/visibility for footway/highway users respectively..

### REASONS FOR CONDITIONS

### REASONS FOR REFUSAL

## INFORMATIVES

The applicant is advised to have the existing foundation(s) checked as to their adequacy to carry the proposed loadings.

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.



pp Carwyn Morris  
Engineering & Traffic Group Leader .