

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0270	Ask For	Gerald Coughlan
Date	4th February 2021	Tel ext	6216

(revised layout plan received 7th January 2021)

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Ms Fallon O'Niell, Rivendell, Luther Lane, Twynyrodun, Merthyr Tydfil, CF47 0PA

Location Plot 6 Sandbrook Place Bryntirion Road Merthyr Tydfil

Detail Proposed attached dwelling

PLANNING NEED TO KNOW

Adjacent footway/highway to serve the proposal, St Tydfils Avenue, is steep, it is adopted there are no TRO's in place, there is no existing drop kerbing.

There is an existing sub station adjacent to the proposed access.

Adjacent to the western boundary is a strip of land (unknown ownership) and then a retaining wall (MTCBC responsibility) before an adopted shared access serving the rear of Brynteg Terrace.

Previous approval for this location, as part of planning application P/14/0256, confirmed that the minimum visibility requirements (following traffic speed evaluation) to be 2.4m x 33m. This is achievable .

New access requires drop kerbing and footway strengthening, MTCBC highway approval is required which is independent of any future planning approval.

Revised plans show two parking spaces provided within curtilage, vehicles are able to turn within the curtilage i.e. vehicles can therefore enter and exit in a forward gear .

Additional traffic movements can be accommodated within the existing highway network.

Storm water discharge to be comply with current legislation, contact with **MTCBC SAB Officer** is advised at earliest opportunity.

Foul water discharge to existing mains system to be approved by Dwr Cymru Welsh Water.

No stormwater to discharge on to the adopted highway network.

Ground investigation is advised prior to detailed design.

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

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

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.

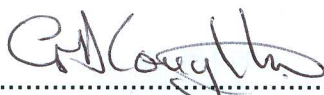
REASONS FOR CONDITIONS

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.



pp Carwyn Morris
Engineering & Traffic Group Leader .