

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 01714	Ask For	Gerald Coughlan
Date	13th August 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Merthyr Valley Homes, c/o Agent.

Location Land at Former Garage Site Glasier Road Twynyrodyn Merthyr Tydfil

Detail Proposed erection of 2 Passivhaus dwellings, laundry/drying and associated works .

PLANNING NEED TO KNOW

Development site has been part developed, following demolition of twenty garages, to locate two modular homes (P/17/0292).

This proposal is as above involves the reuse of the existing access on to Glasier Road, storm water to soakaway (no details provided), foul water to mains (no details provided - Dwr Cymru approval to be sought), parking provision for four vehicles for the existing and proposed dwellings (considered sufficient - existing highway network can be accommodated within existing highway network) and 1.2 m high retaining wall.

MTCBC SAB Officer to respond directly on stormwater concerns nad compliance with current legislation .

Information supplied with submission references ' Beattie Passive to confirm strip foundations (for Modular Building Bearing Points)', not supplied at this time.

Coal Authority (**CA**) report provided states that the application site is within an area where historic unrecorded coal mining activity is likely to have taken place at shallow depth. No relevant information was provided thus **CA** objects to proposal .

It is advised that ground investigation works be undertaken to satisfy the concerns of the **CA**. In addition this information can assist with the foundation design for the modular units and retaining walls .

No objection to proposal subject to provision, and approval, of additional requested information.

OBSERVATIONS

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

CONDITIONS

No surface water from the development shall be allowed to be discharged onto the public highway.

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.

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

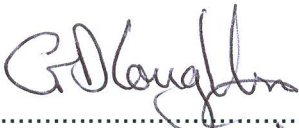
REASONS FOR REFUSAL

INFORMATIVES

The 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.

Contact is advised with Dwr Cymru Welsh Water regarding discharge of foul sewage to their apparatus

Beattie Passive to provide confirm of foundation design acceptability for proposed modular units.



pp Carwyn Morris
Engineering & Traffic Group Leader .