

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0205	Ask For	Gerald Coughlan
Date	2nd July 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Stephen Davies, Delfryn , Heol Y Mynydd, Cefn Coed, Merthyr Tydfil, CF48 2NQ.

Location Delfryn , Heol Y Mynydd, Cefn Coed.

Detail Attic conversion inc. raising of roof ridge height and erection of 2 no. dormers to front, erection of porch, split level side extension, (2 storeys to front), lower ground floor store and detached store and other external alterations .

PLANNING NEED TO KNOW

The adjacent highway is adopted, the boundary wall is adjacent to the highway i.e. no footway there are no footway there are no TRO's. There is a footway opposite. Works include rebuilding the existing boundary wall, demolition of existing garage, reprofiling to provide off street carparking. Parking provision requires reversing movements on to the adopted highway, as existing.

Existing foundations to be investigated as to ability to accommodate additional loadings.

SAB Officer to respond directly regarding discharge of stormwater in compliance with current legislation.

Works adjacent to adopted highway to be approved by highway officer.

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.

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.

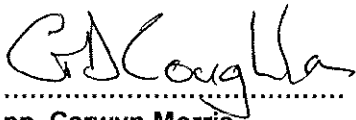
REASONS FOR CONDITIONS

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 .