

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0061	Ask For	Gerald Coughlan
Date	17th March 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Murphy Corke Developments Ltd., Fao Mr P Corke, 6 Celyn Court, Ynysfach, Merthyr Tydfil, CF48 1AD.

Location Old Drill Hall Pontmorlais West Merthyr Tydfil.

Detail Change of use of part of building to provide two industrial units at ground floor and offices at first floor. Construction of new internal access road and associated retaining structures and other associated works to building and site.

PLANNING NEED TO KNOW

The A4054 adjacent to the entrance of the property is adopted and publicly maintained, all roads within the curtilage are privately maintained. Existing access on to the A4054 is to be reused.

To the rear of the existing building is the Nant Morlais watercourse, there is a bridge crossing it.

Proposals are as above, information states that foul water to discharge to mains and storm water to existing watercourse.

Works involve site clearance in advance of the creation of a new access/forecourt/parking area. New access width is shown as 4.5m there are no details regarding construction drainage gradients indicated.

Retaining walls are shown those in excess of 1m require calculation for approval by the LPA.

Investigation of the ground conditions is advised before detailed design is undertaken.

Storm water discharge is to comply with current legislation, SAB Officer to comment directly.

No objections subject to acknowledgement of conditions below. Concerns exist regarding the design of the internal highways network from a construction and safety viewpoint.

OBSERVATIONS

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

CONDITIONS

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.

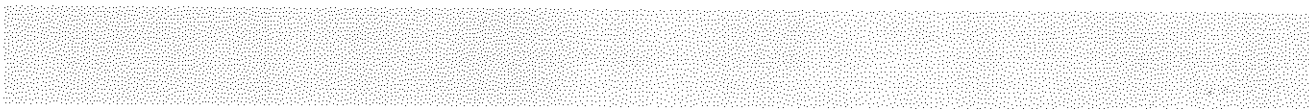
A full investigation of the ground conditions on the site shall be undertaken, and a report on the foundation proposals is to be submitted to, and approved by, the Local Planning Authority before any work is commenced on site.

No works whatsoever shall commence on site until full engineering details of the road layout with sections, gradients, radii, turning circles, surface-water drainage etc. have been submitted and approved by the LPA

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES



pp Carwyn Morris
Engineering & Traffic Group Leader .