

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0056	Ask For	Gerald Coughlan
Date	9th March 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr R Kahl, 5 Amberton Place, Penydarren, Merthyr Tydfil, CF47 9HX .

Location 70 Brecon Rise Pant Merthyr Tydfil

Detail New vehicular access and two off road parking spaces with associated retaining works.

PLANNING NEED TO KNOW

Footway/highway to the front of the property are adopted and publicly maintained.

Proposal will involve reversing movements to either enter or egress the property, visibility is considered adequate at this location .

Proposal involves crossing of the existing footway drop kerbing/footway strengthening required (MTCBC highway approvals are independent of any planning approval), creation of two off street parking bays falling into property (1 in 8 gradient this is acceptable) with safety railings.

No construction materials or drainage shown.

SAB Officer to comment directly on drainage requirements.

Retaining walls are necessary, calculations are required for approval before siterworks commence.

Domestic utilities locatioipn to be identified prior to construction .

No objection subject to acknowledgement of conditions and informatives

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.

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 independant of any 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 .