

Cerys Jones

From: Matthew Phillips
Sent: 22 November 2018 09:52
To: planning_admin
Subject: FW: P/2018/0967

Please add email as consultation response

From: Dave Sharp
Sent: 22 November 2018 09:46
To: Matthew Phillips
Subject: RE: P/2018/0967

Matthew

In response to your e mail I would make the following comments

The 3m high retaining structure itself comprising the gabion baskets is satisfactory.
It is noted that there is no external stepped access to the rear garden so access is via the first floor utility and living spaces bridged over to the top of the retaining structure. Assumption is that there will be some form of patio area so account will need to be taken for handrail/balustrading on top of the retaining wall protecting against falling and further retention of land in the garden area. It is also noted that the land to the rear of the shed north elevation boundary with Tegfan may require some form of retaining wall for support which has not been shown

I hope this is satisfactory
Dave

Dave Sharp MRICS

Rheoli Adeiladu Arweiniol/Building Control Lead

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Electronic Application Via

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From: Matthew Phillips

Sent: 20 November 2018 11:50

To: Dave Sharp

Subject: P/2018/0967

Dave,

I have received the above discharge of condition application in respect of land next to Mondray, Francis Road, Moss. One of the conditions (no. 3) requires:

Prior to commencement of any site works, full details of the excavation works and means of stabilising the embankment to the rear of the site, including details of retaining walls and timescales for the work shall be submitted to and approved, in writing, by the Local Planning Authority. Works shall only be carried out strictly in accordance with the details and timescales as are approved.

The details submitted show the provision of gabion baskets along with some structural calculations for it. The details should be reach in conjunction with the ground level details submitted for condition 05 of the permission – both are on Civica.

Would it be possible to get a Building Control view on the proposed measures?

Matthew