

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0109	Ask For	Gerald Coughlan
Date	25th June 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant MKR Properties Ltd., Unit 1, Pontsarn Road, Merthyr Tydfil, CF48 2TN .

Location Land at Pant Industrial Estate, Pant, Merthyr Tydfil.

Detail Erection of industrial units (Use Classes B1, B2 & B8) and associated works .

PLANNING NEED TO KNOW

Site is an undeveloped brownfield area within the existing Pant Industrial Estate (PIE).The Imperial Chemical Industries Company occupied the PIE until 1963.

Applicant's consultants have been in regular contact with officers on various matters regarding the proposal.

Proposed layout is for 14 units and associated on site carparking provision .

New access on to adjacent highway has visibility splays of 2.5m x 40m x 1.05m, is acceptable. Highway works will require approval(s) independent of any future planning approval.

Parking provision is acceptable and achievable .

Site highway gradients are acceptable.

Internal highway layout is acceptable, swept tracking exercise for refuse vehicles/ fire appliances/ 7.5 ton delivery vans indicate internal turning movements are achievable .

Internal highway construction i.e. materials/details are satisfactory. Internal highways to be privately maintained.

Foul water discharge to be approved by Dwr Cymru Welsh Water.

Contact has been made by consultants with MTCBC SAB Officer regarding site storm water discharge and compliance with current legislation . SAB Officer to respond directly .

Proposals will involve encroachment of adjacent third party owned land.

Structural information as submitted has been checked and approved. Any changes will require additional consultation prior to approval.

Feasibility Study provided states that new detailed site investigation is to be commissioned. Due to the past industrial history of the location a detailed investigation is advised which will also assist in foundation design .

No objection to proposal subject to acknowledgement of conditions/informatives below.

OBSERVATIONS

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

CONDITIONS

A full investigation of the ground conditions/contamination 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 surface water from the development highway network shall be allowed to be discharged onto the public highway.

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.

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 independent of any planning approval.



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pp Carwyn Morris
Engineering & Traffic Group Leader .