

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0338	Ask For	Gerald Coughlan
Date	26th October 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Job Gutteling, c/o 14 The Glade, Plasdraw, Aberdare, CF44 0NX

Location Former Ysgol Santas Tydfil Queens Road Twynrobyn

Detail Erection of 10 detached dwellings

PLANNING NEED TO KNOW

Queens Road adjacent to the proposed development is adopted, with a 30mph speed limit.
Site was prior to demolition on old school site which was subject to differential settlement and remedial action in the 1980's. Site investigation is required prior to detailed design for the development area.
Development shows two access points onto Queens Road as per the old school site.
Access points on to Queens Road to satisfy visibility requirements for a 30 mph highway i.e. 2.4m x 43m.
No highway waters to discharge on to the adopted highway network.
Internal access roads tying in to Queens Road need to satisfy condition below.
Works affecting the adopting highway network to be approved by the MTCBC highways dept.
Internal roads to satisfy current MTCBC design criteria, engineering/highway details to be submitted for approval before siteworks commence.
It is considered that there will be no significant adverse affect on the highway network for this scale of development.
Carparking provision to satisfy current criteria.
Topography of land suggests that retaining wall construction will be necessary, those in excess of 1m require calculations for approval prior to siteworks commencement.

MTCBC SAB Officer to respond directly regarding stormwater drainage discharge and it's compliance with current legislation.

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

OBSERVATIONS

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

CONDITIONS

Visibility splays of 2.4 metres by 43 metres at the point(s) of access onto the public highway shall be provided before the commencement of the development and anything within the vision splay shall not exceed 0.9 metres in height.

Unless as otherwise agreed with the LPA the access shall be at a gradient not steeper than 5% (1 in 20) rising to, or 4% (1 in 25) falling to, the Priority Road for the first 10m and thereafter not steeper than 12.5% (1 in 8).

Details of the following:- a) highway gradients b) driveway gradients c) footway & highway dimensions/construction d) turning circles e) street lighting f) surface water drainage g) carparking provision, shall be submitted to, and approved by, the LPA prior to works commencing.

An engineering geologists report on ground conditions on the site giving foundation recommendations is to be submitted to, and approved by, the Local Planning Authority before any work is commenced on site.

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.

No surface water from the internal highway network shall be allowed to be discharged onto the public highway.

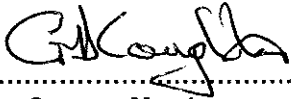
REASONS FOR CONDITIONS

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 should be advised that the development should be designed and constructed in accordance with the latest edition of the Merthyr Tydfil County Borough Council Design Guide for Residential, Commercial and Industrial Estate.



pp Carwyn Morris
Engineering & Traffic Group Leader .