

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0242	Ask For	Gerald Coughlan
Date	14th April 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Daniel Matthews, Tyr Y Wen Farm, Bedlinog, CF46 6UT.

Location Land at Bryn-Rhedyn Farm Bedlinog Bedlinog CF46 6UF.

Detail Proposed new dwelling commercial boarding kennel and barn conversion to holiday let.

PLANNING NEED TO KNOW

Advised of amended layout plan 13th April 2021, all previous comments remain valid and an additional condition has been added regarding earth retaining structure.

Advised of additional information 29th January 2021, regarding traffic/transport details and indicative plans for ground reprofiling proposals. Revised/amended comments follow.

The narrow lane to the side of no1 Commercial St, no designated footway, is the termination of the adopted highway network. The area to the rear of no.1 Commercial St, bridge across the Bargoed Taf and access to the property/proposals are all privately maintained. They may have a right of way/bridleway status. Although a privately maintained access it is well used by National Grid personnel on the pyloned system, as well as existing residents and scrapyard(?).

No details provided regarding the condition or usage of the privately maintained highways/bridge.

As stated previously the adopted highway network to the side of no.1 Commercial St is narrow with no option to pass along it, no footway provision, narrow thus turning movements into/from Commercial St often result in traffic movements along Commercial St being prevented/delayed along Commercial St and on to Bedlinog Square.

To access the proposals as listed above, would involve additional traffic movements, both during construction and on completion, along the adopted highway network and the privately maintained/owned network including the bridge over the Bargoed Taf.

Traffic Management Plan is required, for approval before any siteworks commence, indicating routes, safety measures, supervision of all traffic movements (along privately and publicly maintained highways), details of land/asset owners affected and all relevant approvals to accommodate the proposals.

A detailed ground/site investigation is strongly advised before any detailed/significant design work commences, due to the past mining history of the area. Stabilisation works may be necessary dependent on the identified site conditions. The indicative plans provided have no gradients for the reprofiled site.

SAB Officer to comment directly on stormwater discharge compliance with legislation.

In conclusion no objection to proposal subject to acknowledgement of conditions

OBSERVATIONS

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

CONDITIONS

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.

Traffic Management Plan to be provided, for approval before siteworks commence, clearly indicating all safety measures for traffic movement both during and on completion, along adopted and privately maintained highways.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES



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pp Carwyn Morris
Engineering & Traffic Group Leader .