

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 19 / 0235	Ask For	Gerald Coughlan
Date	13th September 2019	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr R Williams, 27 Chapel Street, Abercanaid, Merthyr Tydfil, CF48 1RX.

Location Land to the rear of 9 - 15 Newton Street Abercanaid

Detail Proposed detached dwelling, double garage and barn, .

PLANNING NEED TO KNOW

Adopted highway terminates at Newton Street. There is an unadopted surfaced area access to the north/south travelling Taff Trail. Access to the proposal southwards along the surfaced Taff Trail, this access also serves a residential property further south. Royal Mail, waste collection and recycling services use the Taff Trail. There is an enlarged surfaced unadopted area at the junction of the Taff Trail and the access from Newton Street, that assists with the movements of vehicles, pedestrians and cyclists. Taff Trail is administered by, 'rights of way section', who should comment directly on aspects of this proposal that may affect the existing facility.

Dwr Cymru Welsh Water apparatus within close proximity, **suggest contact is made with DCWW.** Water course adjacent to northern boundary of property and rear of Newton Street that passes under the Taff Trail. Proposal does not affect the structure of the culverted or open sections. Details provided suggest residential stormwater to discharge to watercourse, **Open Watercourse Discharge Consent is required from MTCBC Land Drainage. This approval is independent of any future planning approval.** **SAB application is required since January 2019, SAB Officer will contact you directly.** Foul sewage to self contained system, to be approved.

Ground conditions need to be investigated before detailed design commences. Plans show double sized garage, there is ample room for turning manoeuvres.

Information supplied states that, 'access drive already installed'. After site visit the access is unsurfaced, vegetated, non constant gradients, no drainage and has gabion walling to support it. **There are concerns regarding the safety of the, 'installed unsurfaced access'.** **Details are required regarding the access road i.e. gradient(s), future surfacing, drainage proposals.** **Visibility on to the Taff Trail needs to be confirmed and comply with current standards.**

Additional traffic movements can be accommodated within the existing highway network.

Information is short of a great detail of information, acknowledgement of the conditions and informatives is necessary.

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.

No works whatsoever shall commence on site until engineering details of the access road layout with sections, visibility, gradients, construction materials, drainage, surface-water drainage etc. have been submitted and approved by the LPA

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).

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.

REASONS FOR CONDITIONS

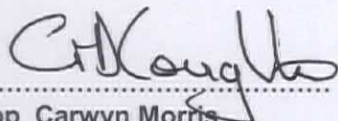
REASONS FOR REFUSAL

INFORMATIVES

Applicant is advised to contact **Dwr Cymru Welsh Water** before works commence regarding location of their apparatus.

Open Watercourse Discharge Consent is required, contact with MTCBC Land drainage section is advised at the earliest convenience. This approval is independent of any future planning approval

Contact with **MTCBC SAB** Officer is advised at earliest opportunity, to comply with current legislation



pp Carwyn Morris
Engineering & Traffic Group Leader .