

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 19 / 0069	Ask For	Gerald Coughlan
Date	22nd November 2019	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr D Rees, 2 Plymouth House, Milbourne Close, Merthyr Tydfil, CF47 0UL .

Location 2 Plymouth House, Milbourne Close, Merthyr Tydfil.

Detail Construction of four detached houses .

PLANNING NEED TO KNOW

Highway/footways along Bro Dawel to the junction with Milbourne Terrace are adopted.

No. 2 Plymouth House property is accessed via an existing privately maintained/surfaced driveway, which is at an acute angle to the junction to Milbourne Terrace.

Milbourne Terrace parallel to the property is adopted and publicly maintained, on street residential parking occurs.

Proposal is construction of additional four detached properties (two parking places search) within existing curtilage, closure/stopping up of existing access, with a new access on to Milbourne Terrace.

Indicative layout provided shows internal highway proposals no footways, no radii, gradients, drainage or dimensions.

Advised of amended plans 11th November 2019 .

Previously approved visibility for the new junction on to Milbourne Terrace is 3m x 33m, information provided shows that turning movements into, and from, the proposal are achievable. Developer to demonstrate control of visibility splay area, vertical requirements within the visibility splay to be are satisfied as well as the new highway access gradient. Original access to property to be stopped up .

It is considered that the additional traffic movements generated, and the lose of the existing access point on the junction, will not have adverse affect on the existing highway network .

New access point on to adopted highway network subject to MTCBC highway approval which is independent of any future planning decision .

Storm water drainage concerns need to satisfy new legislation in force since the start of 2019, MTCBC SAB Officer will comment directly.

This approval is independent of any future planning approval.

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

Mining Risk Assessment provided was a desk top report to assess the mining risk to the proposed development. Summary states there is a potential risk to the development from shallow mine workings, however the risk because of a disused mine entry is low.

It is recommended that a series of exploratory boreholes be undertaken on site to examine in greater detail the risks from shallow workings, and the nearby adit, including monitoring for mine gases.

The findings following the boreholing exercise can therefore be beneficial in future foundation design.

Necessary investigation works are advised by appropriate personnel.

Retaining walls are not evident from information supplied .

No objection subject to acknowledgement of conditions and informatives below, and any necessary additional work(s) that may be deemed necessary .

OBSERVATIONS

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

CONDITIONS

No works whatsoever shall commence on site until full engineering details of the road layout including gradients, radii, vertical displacement within vision splay, dimensions and surface-water drainage etc. have been submitted and approved by the LPA

No obstruction, or planting when mature, exceeding 0.9 metre in height shall be placed within the required vision-splay areas.

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.

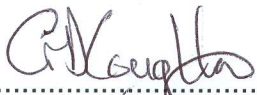
REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

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 independant of any future planning approval.

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 independant of any planning approval.



pp Carwyn Morris
Engineering & Traffic Group Leader .