

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 19 / 0073	Ask For	Gerald Coughlan
Date	10th April 2019	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Bike Park Wales, Fao Mr M Astley, Gethin Woodland Centre, Abercanaid, Merthyr Tydfil, CF48 1YZ.

Location Bike Park Wales, Gethin Woodland Centre, Abercanaid .

Detail Provision of 36 camping pods and 5 chalets, erection of shower/toilet block and creation of play and picnic area. Construction of new parking area (141 spaces) with overflow carpark (85 spaces), together with a trail maintenance yard, new highway access routes, ground profile works, infrastructure and landscape works .

PLANNING NEED TO KNOW

Bike Park Wales (**BPW**) is accessed from the **A470** via a section of privately maintained highway before entering it's own curtilage. Information supplied states that this ' section of privately maintained', highway is in fact is adopted. Applicant needs to provide evidence to substantiate this claim.

The **A470** running in a north/south direction is administered by the Welsh Government (**WG**), as is the A4060 to the east. Consultation is no doubt being undertaken with **WG**, potential additional traffic flows because of increased **BPW** facilities affecting their assets.

Proposals are as above .

Mining Risk Assessment states that the site can be suitably/safely developed subject to undertaking site investigation works and carrying out necessary mitigating measures.

Drainage Strategy will be subject to a separate, ' SAB', application. Applicant is advised to contact MTCBC , ' SAB Officer ', asap.

Internal highway infrastructure works are designed as per Manual for Streets.

Desk Study Report outlines ' Site Investigation Proposals', in conjunction with the 'Mining Risk Assessment', which can assist with the future design of structures within the proposal ,

No objection subject to conditions below.

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.

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

A handwritten signature in black ink, appearing to read 'Carwyn Morris', written over a dotted line.

pp Carwyn Morris
Engineering & Traffic Group Leader .