

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0243	Ask For	Gerald Coughlan
Date	2nd November 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Stephen Wall, 17 Westland Drive, Hayes, Bromley, Kent, BR2 7HE.

Location Land adjacent to Sunnybank Mount Pleasant Heolgerrig.

Detail Construct a detached dwelling and a detached garage.

PLANNING NEED TO KNOW

Farm road adjacent to proposal is adopted with a footway at the rear of Six Bells Estate. Boundary to proposal, adjacent to Farm Road, is of masonry construction and degrees of vegetation. No TRO's in place.

Proposals involve new access onto Farm Road involving demolition of existing boundary wall and removal of vegetation to achieve the 2.4m x 30m visibility indicated. Visibility splays not to be subject to any future obstructions/vegetation in excess of 900mm that may impede visibility. Visibility splays are acceptable. Works adjacent/affecting Farm Road are to be approved by MTCBC Highways Dept. this approval is independent of any future planning approval.

No details provided regarding final profiles, drainage, demarkation, construction materials etc.

No stormwater to discharge on to the adjacent adopted highway network.

Proposed driveway gradients are shown as 1:10, 1:25 gradient is advised for the first 10m, to avoid vehicular damage.

Retaining wall construction in excess of 1m will require calculations for approval.

Coal Authority reports provided state 'the property is in a surface area that could be affected by underground mining in one seam of coal at shallow depth, last worked in 1896'. Ground Investigation is therefore advised to establish ground conditions and assist with foundation design.

Foul water discharge to foul sewage system/mains to be approved by Dwr Cymru Welsh Water.

SAB Officer to respond directly regarding storm water discharges compliance with legislation.

No objections based on limited information provided and acknowledgement of conditions/informatives below.

OBSERVATIONS

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

CONDITIONS

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

No surface water from the driveway/garage/vehicular hardstanding shall be allowed to be discharged onto the public highway.

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.

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).

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 full engineering details of the proposed road layout with sections, surface-water drainage/land drainage proposals, construction, construction materials, demarkation proposals etc. have been and approved by the LPA

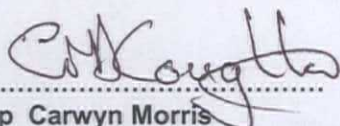
REASONS FOR CONDITIONS

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 independant of any planning approval.

Contact is advised with Dwr Cymru Welsh Water with regrds foul water discharge to their assets .



pp Carwyn Morris
Engineering & Traffic Group Leader .