

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 22 / 0179	Ask For	Gerald Coughlan
Date	25th July 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Yinchuan Liu 12 Parc Brychan Penydarren Merthyr Tydfil CF48 9EF

Location Plot 7 Upper Colliers Row Heolgerrig

Detail Erection of dwelling

PLANNING NEED TO KNOW

The footway/highway from Pantycelyn to Upper Colliers Row is adopted and public maintained, no TRO's in place. The proposed development area which is currently vegetated was originally 'Brondeg Tip', which was part of a larger land reclamation scheme undertaken in the 1990's. Surplus material was used in the formation of the A470.

Integral to the land reclamation scheme was the laying of an 'armco' culvert from Pantycelyn to Upper Colliers Row in a southerly direction before discharging into the Nant Rhydycar. The culvert varies in diameter from 1.6m to 2.4m in diameter, with backfilling varying from 2 to 5m in depth. The culvert which is located to the rear of the adopted footway, will need to be traversed to achieve access to the proposal.

Proposed new access over/through the existing adopted footway to the adopted requires MTCBC Highways approval which is independent of any future planning approval.

Actual location and depth of the culvert needs to be accurately determined, protection works maybe necessary due to the future additional loadings to be experienced during construction and on completion. In addition ground conditions need to be evaluated before detailed design takes place i.e. foundation design.

Driveway works affecting the existing adopted footway/highway will require MTCBC Highways Approval which is independent of any future approval. Application form states no new access.

No details provided regarding proposed driveway/access i.e. construction, gradient drainage

Parking provision is acceptable and achievable, with turning provision within the curtilage.

Nearest foul sewers are located at the junction of Pantycelyn/Heolgerrig Road and to the rear of Upper Colliers Row. Contact with DwrCymruWelshWater is advised at the earliest opportunity to establish and an approved discharge point.

MTCBC SAB Officer to respond directly on stormwater discharges and compliance with current legislation.

OBSERVATIONS

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

CONDITIONS

No surface water from the driveway 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.

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 to commence until additional engineering details for the private shared driveway with sections, gradients, construction details, drainage (including porosity information), location and protection works for the stormwater culvert that is to be traversed, visibility details along adopted highway.
The driveway gradient shall not exceed 1 in 8 (12.5%) between any two points and to be surfaced in tarmacadam, concrete or an alternative durable material.

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 independent of any planning approval.

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 independent of any future planning approval.

Contact is advised at earliest opportunity with Dwr Cymru Welsh Water regarding foul water discharge to appropriate system.



pp Carwyn Morris
Engineering & Traffic Group Leader .