

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0305	Ask For	Gerald Coughlan
Date	23rd April 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mrs Helen Foley, Ael Y Bryn North, Walter Street, Dowlais, Merthyr Tydfil, CF48 3AP .

Location Ael Y Bryn North, Walter Street, Dowlais.

Detail Proposed dwelling (Outline with some matters reserved)

PLANNING NEED TO KNOW

Advised of revised/additional information 19th April 2021.

New works include the reduction of the boundary wall height that now permits visibility of 2.4m x 34m to the north and 2.4m x 29m to the south, on to the adjacent adopted highway is not excessively trafficked this is considered acceptable.

Information supplied states that the gradient of the private access on to the adjacent adopted highway is to 1 in 8, existing gradient can be as steep as 1 in 5. This improved gradient is comparable to the minimum gradient for domestic driveways, therefore is considered acceptable.

Previous concerns on visibility and internal highway gradients have been resolved. Previous comments have been revised where necessary .

Walter Street an adopted highway 4.5m at its widest, 3m at its narrowest with a narrow adopted footway on the eastern side. Speed limit is 30mph, no actual speed or vehicular numbers available.

There is an existing privately maintained access on to Walter St that serves Ael Y Bryn North, it is steep (1 in 5 from spot levels), there are boundary walls approx 1.8m high either side thus restricted visibility.

Proposal is as above with carparking provision indicated between new build and the existing boundary wall to the curtilage, carparking provision needs to be demonstrated as achievable. Proposals thus will utilise the existing access and entry to Walter St.

Ground conditions need to be investigated, retaining wall construction is likely based on the existing topography of the terrain .

SAB Officer to comment on stormwater discharge, Dwr Cymru Welsh Water to comment on foul discharges.

OBSERVATIONS

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

CONDITIONS

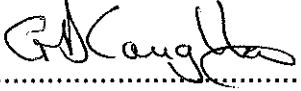
Full details and calculations of all earth retaining structures with a retained height greater than 1 metre are to be submitted to, and approved by, the Local Planning Authority before any work is commenced on site.

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.
Contact with Dwr Cymru Welsh Water is advised at earliest opportunity.



pp Carwyn Morris
Engineering & Traffic Group Leader .