

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0283	Ask For	Gerald Coughlan
Date	18th August 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Swanton Care, fao Mr A Griffiths, Maes Y Bryn , Cardiff Road, Treharris, CF46 5NB.

Location Maes Y Bryn , Cardiff Road, Treharris.

Detail Proposed new access onto Cardiff Road to facilitate additional on site carparking with associated works, including re-alignment and partial re-building of boundary wall .

PLANNING NEED TO KNOW

The footways and highway of Cardiff Road(B4254) at the existing access adjacent to the property are adopted and publicly maintained with no TRO's and a 30mph speed limit. Cardiff Road is busy with a school and 20mph zone to the north. There is on street residential carparking.

The existing privately maintained access from the property on to Cardiff Road is steep , there are boundary walls either side of the access approx.1.8m high.

Proposal is new access to the north within the 20mph zone opposite the access to Y Goedwig, on street parking exist here. New access is shown as facilitating parking for 6 vehicles with a 6.5m, 15.5m area for vehicles to turn within the curtilage thus entry and exit is possible in a forward gear.

Proposal will require crossing of existing footway, strengthening and dropkerbing, this approval is independent of any future planning approval.

Parking access is shown as 1in 10 gradient.

Development area involves works to the existing terrain/facilities, ground investigation is advised before detailed design commences.

Existing retaining walls that will be subject to additional/increased loadings needs to be inspected as to their capacity to accommodate additional/new loadings.

MTCBC SAB Officer to comment directly on storm water discharge compliance with legislation .

Minimum visibility requirements for the adjacent highway is 2.4m x 25m. Details supplied show that this is not achieved therefore refusal is recommended on highway safety grounds.

OBSERVATIONS

There is **OBJECTION TO THE SUBMITTED PROPOSALS** for the following reasons :-

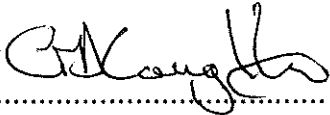
CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

The proposed access lacks adequate visibility for vehicles emerging from the site, which will create hazards to the detriment of highway safety.

INFORMATIVES



pp Carwyn Morris
Engineering & Traffic Group Leader .