

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0039	Ask For	Gerald Coughlan
Date	25th February 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mrs Diane Smith, Ty Wern, Cae Wern, Ynysfach, Merthyr Tydfil, CF48 1AE.

Location Land off Winch Fawr Road Swansea Road Merthyr Tydfil.

Detail Construct detached dwelling with detached garage.

PLANNING NEED TO KNOW

Winch Fawr Road (**WFR**) is adopted with no designated footways, minor verges, carriageway width approx. 4m. Access to the proposal is via an existing unadopted unmade access from **WFR**. Boundaries to adjacent properties on to **WFR** are of various construction/materials. To the south (towards Heolgerrig) there is a sharp bend (approx. 40m) with no opportunity for vehicular passing movements. **WFR** has a 30mph speed limit.

Proposal is a three bed dwelling with a detached three berth garage, with permeable block paving reusing the existing access on to the **WFR**. Minimum visibility requirements for the access on to **WFR** is 2.4m x 43m. Requisite visibility is not achievable.

There is also a concern that at this section of **WFR** which is narrow and winding, forward visibility is making vehicular movement a safety concern.

Ground conditions need to be investigated prior to detailed design because of the past mining history of the area. Details provided indicate retaining wall construction, those in excess of 1m will require calculations to be submitted for approval.

Storm water discharge to comply with current legislation, contact with MTCBC SAB Officer is advised at the earliest opportunity. This approval is independent of any future planning approval.

In conclusion due to the visibility concerns when entering and travelling along the **WFR** refusal is recommended due to highway safety concerns.

OBSERVATIONS

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

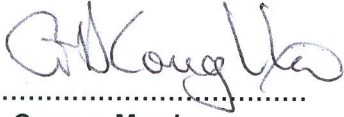
CONDITIONS

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 .