

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0261	Ask For	Gerald Coughlan
Date	17th August 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Chris Marshall, c/o Agent United Kingdom.

Location Land south of Unit 7 EFI Industrial Estate Merthyr Tydfil, CF\$7 8RB.

Detail Provision of dwelling (live/work) together with parking, landscaping and ecological enhancements.

PLANNING NEED TO KNOW

The nearest adopted highway is the Brecon Road (A4054). The highway from the Brecon Road serving the EFI Industrial Estate although well established and used by the EFI occupants is privately maintained, there is no dedicated footway and passing can be difficult at times. There are concerns regarding the junction and the turning movements of vehicles (sometimes articulated) entering and exiting the industrial estate. There are two residential dwellings also within the EFI complex.

Planning Statement states ' The applicant wishes to make use of part of an area of vacant land situated towards the far south-eastern part of the industrial estate. The application involves the erection of a two-storey dwelling on the site which would be occupied as a **live/work** unit.

No definition of what work is proposed? Will it involve increased vehicular movements? What type of vehicles? The affects on the existing junction on to the Brecon Road? which is a highway safety concern,.

Proposal is as above i.e. provision of dwelling (live/work) together with parking (with turning provision), landscaping and ecological enhancements. Do definition of what type of work indicated.

Information states stormwater drainage to soakaway, **MTCBC SAB Officer** to respond directly regarding stormwater discharge and compliance with current legislation.

Dwr Cymru Welsh Water to approve foul discharge to their mains.

Area concerned is stone surfaced yard area, contamination survey is advised prior to detailed design. Site investigation is also advised to establish ground conditions again prior to detailed design.

Planning statement states previous application for this location a Flood Consequence Report (FCR) was submitted. This document provides useful background information to the current proposal, albeit for a different development.

A dedicated FCR is required for this proposal.

Concerns remain regarding the existing junction on to the A4054 the proposal is for a single live/work unit with definition of what type of work. As the proposal is new/additional to that of the industrial estate occupiers, and their associated traffic movements, there will be increased traffic movements thus exacerbating the highway safety concerns at the junction with the A4054 and within the industrial estate itself. Therefore **refusal** is recommended on highway safety grounds.

OBSERVATIONS

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

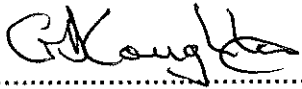
CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

The proposed development will exacerbate concerns regarding highway safety within the industrial estate and at the junction with the A4054.

INFORMATIVES



pp Carwyn Morris
Engineering & Traffic Group Leader .