

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 22 / 0007	Ask For	Gerald Coughlan
Date	8th February 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Keith Snape, 1 Cae Deri, Heolgerrig, Merthyr Tydfil, CF48 1BY.

Location Land adjoining 1 Cae Deri, Heolgerrig, Merthyr Tydfil, CF48 1BY.

Detail Construction of two dwellings with integral garages and associated landscaping and access works.

PLANNING NEED TO KNOW

Existing development at Cae Deri (**CP**), which has five existing dwellings, is accessed via a privately maintained, surfaced highway from Winch Fawr Park (**WFP**). The entry point allows only single vehicular usage for approx. 20m, there are areas for vehicles to wait either side when the access is in use. There is an adopted footway within **WFP** and an unadopted footway within **CP**, although there is no footway along the initial access from **WFP** on the entry 20m to **CP**. There is good vision along the non footway length with no visibility obstructions for both pedestrian and highway users. Local authority refuse and recycling vehicles utilise this access point.

Proposal as above, if approved, would result in additional usage of the current access from **WFP** and the adopted highway network in general.

It is considered that the increased traffic movements likely to be generated, if the proposal is approved, can be accommodated within the existing highway networks.

MTCBC SAB Officer to comment directly on stormwater discharge and compliance with current legislation. Contact is advised with DwrCymruWelshWater regarding foul water disposal.

Due to the past mining history of the area 'Ground Investigation' is advised prior to detailed foundation design. Any necessary retaining wall constructions in excess of 1m will require calculations for approval before siteworks commence.

No objection to proposal at this time based on the limited information provided and acknowledgement of conditions and informative below.

OBSERVATIONS

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

CONDITIONS

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.

Details of the following:- a) driveway, b) parking provision/area, c) turning area, d) visibility splays, e) surface water drainage, f) existing/proposed levels shall be submitted to, and approved by, the LPA prior to works commencing.

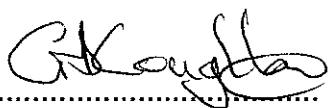
Full details and calculations of any necessary retaining walls exceeding 1 m in height are to be submitted to, and approved by, the LPA, and constructed, before any work on the dwelling is commenced.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

Applicant is advised to contact Dwr Cymru Welsh Water with regards foul water discharge



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pp Carwyn Morris
Engineering & Traffic Group Leader .