

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 19 / 0323	Ask For	Gerald Coughlan
Date	9th January 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Holbrook Homes & Merthyr Tydfil Housing Assoc., c/o Agent .

Location Land North of Pant Industrial Estate Bryniau Road Pant .

Detail Construction of 31 housing units, landscaping, open space, **SUDS, car parking and associated works** (Reserved Matters).

PLANNING NEED TO KNOW

The footway/highway of Bryniau Road (**BR**) parallel to the boundary of the proposal is adopted and publicly maintained, with a 30 mph speed limit. There is an existing gated access and part surfaced access serving the area which has been used for grazing purposes.

Proposal includes for a new vehicular/pedestrian access on to **BR** , minimum visibility requirements are 2.4m x 43m vertical displacement needs to be satisfied as per Manual for Streets. Existing access to be closed. Proposal is 15 x 1 bedroom flats, 12 x 2 bedroom houses, 2 x 2 bed bungalows and 2 x 3 bedroom houses. Car parking provision, as previously agreed, is acceptable 53 spaces in total .

Internal highway network shows 5.5m wide carriageway with 2m footways, no radii or turning head radii shown. Highway gradients within development and at the proposed junction on to **BR** to satisfy current MTCBC design criteria i.e. not to exceed 1:20 for the initial 10m from **BR** and then not in excess of 1:12. The highways can then be adopted by the Highway Authority should the developer wish and an appropriate adoption agreement is in place before siteworks commence .

Tracking exercises to be undertaken for all radii include turning heads for vehicular movements including waste/recycling services.

Previously supplied Access Appraisal confirmed that site is capable of accommodating up to 35 dwellings. Layout plans show, 'future possible access to adjacent undeveloped land', at the southernmost turning facility. Future reappraisals of the highway capacities would be necessary, for any additional development..

Proposed layout appears acceptable however additional information needs to be supplied for approval, see condition below.

Drainage conclusion states, ' it is evident from the report that the development is not at risk from flooding and a surface and foul water solution is available for the site'.

Foul drainage is shown connected to an existing system within the adjacent Industrial Estate (**IE**). Dwr Cymru Welsh Water (**DCWW**) need to approve any discharge, if capacity is available.

Development storm water drainage is also shown discharging to a system within the **IE**, via an attenuation system. Discharge rate to the existing system needs to be agreed with asset owner believed to be **DCWW**. Approvals for both foul and storm discharges to be provided, including details of agreed discharge rates thus relevant calculations will then be required for approval.

Retaining wall calculations supplied are acceptable, however no ground bearing capacity information has been supplied. Plan of retaining wall locations is required .

Ground investigation to confirm retaining wall designs submitted, and future foundation design.

OBSERVATIONS

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

CONDITIONS

Details of the following:- a) visibility, b) horizontal displacement, c) highway gradients and radii, d) highway drainage, e) street lighting, f) tracking exercises, g) proposed materials/construction shall be submitted to, and approved by, the LPA prior to works commencing.

Details of the means of foul and surface water drainage, including proof of discharges and capacities, (incorporating SUDS principles where appropriate), shall be submitted to, and approved by the LPA, prior to commencing any works on site, and be completed prior to occupation of the dwelling(s).

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.

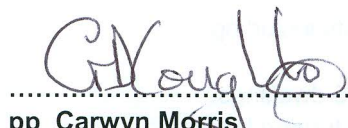
REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

The applicant should be advised that the development should be designed and constructed in accordance with the latest edition of the Merthyr Tydfil County Borough Council Design Guide for Residential, Commercial and Industrial Estate.

The developer is advised to contact Merthyr Tydfil County Borough Council's Highway Division regarding any retaining works or other works affecting the highway BEFORE construction works commence. This approval is independent of any planning approval.



pp Carwyn Morris
Engineering & Traffic Group Leader .