

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0025	Ask For	Gerald Coughlan
Date	14th October, 2020.	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Huntley Woods Investments, fao Mr D Unwin, c/o Agent.

Location Former Ardagh Dragon Parc, Abercanaid.

Detail Engineering works including provisio of drainage channel/swale and culvert/outflow,raising the level of the land, and creation of site access road.

PLANNING NEED TO KNOW

The brownfield area is subject to potential future development works, it is currently a C2 Flood Zone. Engineering works are proposed to negate/reduce the C2 rating to C1 in advance of future proposals. The suggested works have been designed to mitigate against flood risk from the Nant Canaid and thus improve the future development potential of the site. Proposals include site re-profiling, development of a dry 6m wide swale along the western boundary and a pair of new pre-cast box culverts at the southern end of the site to convey water from the swale into a new outfall structure which will discharge into a single point into the Afon Taff.

Swale design has been indicated but there is no evidence of any highway loading consideration from the adjacent adopted highway.

Highway loadings are also to be considered for culvert systems within the curtilage for any development works.

Detailed analysis has taken place flood risk from groundwater, surface water, sewers is considered low.

NRW comments regarding affects on the River Taff which is main river are not detrimental based on information provided at this time.

All works remain the responsibility of the developer/landowner.

Any future additional discharges as part of the site development will need to satisfy SAB compliance .

No objections at this time subject to condition below.

OBSERVATIONS

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

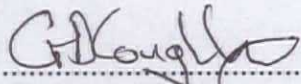
CONDITIONS

Future design of all structures within the curtilage, proposed at this time, are to include for highway loadings where necessary .

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES



pp Carwyn Morris
Engineering & Traffic Group Leader .