

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0153	Ask For	Gerald Coughlan
Date	20th October 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Harcon Solutions Ltd., c/o Stuckey George Architects .

Location Land adjoining 48 High Street Trelewis.

Detail Erection of 3 dwellings .

PLANNING NEED TO KNOW

Adjacent Trelewis High Street (i.e. B4255) is adopted and publicly maintained with no TRO's in place, within a 20mph school speed zone .

The rear lane adjacent to the rear of the proposal is part adopted (where surfaced), it is then privately maintained (unknown ownership) no footway drainage, passing provision .

Proposal is as above, with two off street parking places requiring reversing movements to enter/exit.

Additional traffic movements are not considered excessive and can be accommodated within the existing highway network .

Area has a history of coal mine mining, investigation of site conditions is recommended prior to foundation design .

Retaining wall construction is evident from plans supplied, all in excess of 1m require calculations for approval before siteworks commence .

Stormwater design is to comply with SAB legislation enforce since January 2019, contact with MTCBC SAB Officer is advised at earliest opportunity.

Contact with Dwr Cymru Welsh Water is advised regarding discharge of development foul water.

Northernmost plot has a FFL of 151.60, fenceline/boundary has ground level approx. of 151.

The public carpark to the north, which has an approx level of 150.50, is less than 2m away at closest point , what are the proposed finished levels/details for this area identified as dense vegetation ?

Advised of additional information on the 3rd September 2020 .

Coal Mining Risk Assessment and Coal Authority response to the application were now available.

Information states that there is no concerns for the proposal from the past mining history of the area.

In addition details provided regarding ground works adjacent to the proposal are provided .

No objections to proposal subject to acknowledgement of conditions and informatives.

OBSERVATIONS

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

CONDITIONS

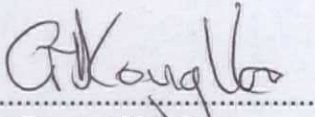
Full details and calculations of all earth retaining structures with a retained height greater than 1 metre are to be submitted to, and approved by, the Local Planning Authority before any work is commenced on site.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

Contact is advised with MTCBC SAB Officer at earliest opportunity with regards compliance of stormwater discharge and current legislation .



pp Carwyn Morris
Engineering & Traffic Group Leader .