

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0283	Ask For	Gerald Coughlan
Date	26th January 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Swanton Care, fao Mr A Griffiths, Maes Y Bryn, Cardiff Road, Treharris, CF46 5NB.

Location Maes Y Bryn, Cardiff Road, Treharris, CF46 5NB.

Detail Proposed new access onto Cardiff, to facilitate additional on site carparking with associated works, including re-alignment and partial re-building of boundary wall.

PLANNING NEED TO KNOW

The footways and highway of Cardiff Road(B4254) at the existing access adjacent to the property are adopted and publicly maintained with no TRO's and a 30 mph speed limit. Cardiff Road is busy with a school and 20mph zone to the north. There is on street residential carparking.

The existing privately maintained access from the property on to Cardiff Road is steep, there are boundary walls either side of the access approx 1.8m high.

Proposal is new access to the north within the 20mph zone opposite the access to Y Goedwig, on street parking exists there. New access is shown as facilitating parking for 6 vehicles with a 6.5m, 15.5 area for vehicles to turn within the curtilage thus entry and exit is possible in a forward gear.

Proposal will require crossing of existing footway,strengthening and dropkerbing, this approval is independent of any future planning approval.

Parking access is shown as 1 in 10 gradient.

Development area involves works to the existing terrain/facilities, ground investigation is advised before detailed design commences.

Existing retaining walls that will be subject to additional/increased loadings needs to be inspected as to their capacity to accommodate additional/new loadings.

MTCBC SAB Officer to comment directly on storm water discharge compliance with legislation.

Advised of amended layout plan, 6th September. Access on to the B4254 is amended , works now include partial demolition of the masonry boundary wall which is then realigned so as to achieve the requisite visibility splay i.e. 2.4m x 25m previous concerns have been resolved.

Advised of amended plans 17th January 2022 no change to previous comments .

OBSERVATIONS

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

CONDITIONS

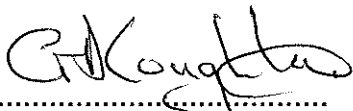
Full details and calculations of any necessary retaining walls exceeding 1 m in height are to be submitted to, and approved by, the LPA, and constructed, before any work on the dwelling is commenced.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

The applicant is advised to have the existing foundation(s) checked as to their adequacy to carry the proposed loadings.

A handwritten signature in black ink, appearing to read 'G. Morris', written over a dotted line.

pp Carwyn Morris
Engineering & Traffic Group Leader .