

## INTERNAL MEMORANDUM

|      |                  |         |                     |
|------|------------------|---------|---------------------|
| To   | Head of Planning | From    | Head of Engineering |
| Ref  | P / 20 / 0138    | Ask For | Gerald Coughlan     |
| Date | 6th July 2020    | Tel ext | 6216                |

### OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

**Applicant** Mr & Mrs James, c/o George and Co.,

**Location** Land to the South of Evieon Maes Meyrick Heolgerrig .

**Detail** Erection of detached dwelling, garage and associated access/driveway.

### PLANNING NEED TO KNOW

Advised of this application on the 6th July, previous comments ( P/19/0157 ) at this location were responded to on the 11th July 2020. this application includes highway details i.e. visibility splays, gradients, passing bay and retaining walls.

The adopted highway network terminates at 144 Heolgerrig. The surfaced access from 144 up to and past the proposed location is privately maintained and has a , 'By Way for all Traffic ( **BOAT** )' status, contact with the MTCBC Rights of Way is advised at earliest opportunity .

The proposed privately maintained access road to the property has gradients that vary from (1 in 8) to (1 in 13), with visibility splays of 2.4m x 29m, passing bay and retaining wall locations. Due to the low traffic movements along the **BOAT** the visibility splays are acceptable as are the other highway details provided .

Foul sewer to septic tank. Proposal is within 20m of watercourse, Open Watercourse Consent which is independent of any planning approval may be required .  
MTCBC SAB Officer to respond directly on stormwater design

Calculations for all retaining walls in excess of 1m will be required for approval before siteworks commence .

Coal Authority Report and Coal Risk Mining Assessment both advise of ground investigations work to establish local conditions and assist with future foundation design.

### 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.

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.

No obstruction, or planting when mature, exceeding 0.9 metre in height shall be placed within the required vision-splay areas.

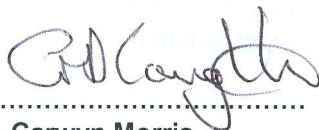
### REASONS FOR CONDITIONS

## REASONS FOR REFUSAL

## INFORMATIVES

Contact with MTCBC Rights of Way Section is advised at earliest opportunity

Contact with MTCBC SAB Officer is advised at earliest opportunity .



pp Carwyn Morris  
Engineering & Traffic Group Leader .