



Llywodraeth Cymru
Welsh Government

Planning Division
Merthyr Tydfil County Borough Council
Unit 5
Triangle Business Park
Pentrebach
Merthyr Tydfil

Eich cyf / Your ref P/22/0280

Ein cyf / Our ref 22/SW-5240

18 November 2022

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012:**

**Land Adjacent to Prospect Bungalow Slip Road, Cwm Blacks, Merthyr Tydfil
Renewal of planning permission P/19/0257 for the residential development of 5 dwellings
(outline renewal)**

I refer to your consultation of 28/10/2022 regarding the above planning application and advise that the Welsh Government as highway authority for the A4060 trunk road directs that any permission granted by your authority shall include the following conditions:

- 1) Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
- 2) The existing access shall be improved for a distance of at least 25 metres from the edge of the trunk road carriageway, over which it shall not exceed a gradient of 2.5% (1 in 40). This detail should be supplemented with vehicle swept paths, to evidence 2 way movement is achievable.
- 3) The approved access and visibility requirements shall be substantially complete and available for use prior to the commencement of any other work associated with the development.
- 4) No drainage from the development site shall be connected to or allowed to drain into the trunk road drainage systems, and the improved access shall be constructed such that the access surface water does not drain into the trunk road.

The above conditions are included to maintain the safety and free flow of trunk road traffic.



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General Notes

- 1) The applicant is advised that the access shall have a width of at least 6 metres for the first 25 metres with entry and exit radii of 10 metres. The access shall be constructed to appropriate standards with either concrete or bituminous surfacing for the first 25 metres from the running edge of the carriageway.
- 2) The applicant is advised that the minimum visibility distance available for vehicles emerging from the access shall be 295 metres to the right at a height of 1.05 metres measured to a point 0.26 metres above the nearer running edge of the carriageway. The visibility distance shall be available at a point 2.4 metres from the running edge of the trunk road, and all intervening points up to the running edge of the trunk road carriageway. The visibility splays formed shall be free of any growth or obstruction which would interfere with the minimum visibility requirement.
- 3) Adequate provision shall be made within the development site to enable the largest vehicle likely to use the site, e.g. refuse vehicle, to turn around so that it might enter and leave the site in a forward gear.
- 4) Any works undertaken within or forming part of the trunk road shall meet the requirements of a Section 184 of the Highways Act 1980 and shall only be commenced with the specific agreement of the Welsh Government.
- 5) The Applicant shall commission and pay for a Safety Audit of the scheme, (Stages 1 – 4) in accordance with the Design Manual for Roads and Bridges GG 119. The Applicant shall agree the required measures with the Welsh Government before works commence on site and will be responsible for meeting all costs associated with these works. Should the applicant believe the scheme to be exempt from an RSA, he /she will need to provide an exemption file note in line with GG 119 appendix A, for our consideration.

Further Comments

The following two points are Local Authority conditions, which the Welsh Government would like to highlight, as ground stability is an important consideration for the whole scheme.

- 1) No development shall take place until a site investigation has been carried out in accordance with a methodology first submitted to and approved in writing by the Local planning Authority. The results of the site investigation shall be submitted to the Local Planning Authority before any development begins. If any land instability issues are found during the site investigation, a report specifying the measure to be taken to remediate the site to render it suitable for the development shall be submitted to and approved in writing by the Local Planning Authority. Remedial measures shall be carried out prior to the first beneficial use of the development in accordance with the approved details and retained in perpetuity.

- 2) If during the course of development, any unexpected land instability issues are found which were not identified in the site investigation referred to in condition, additional measures for their remediation in the form of a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures which shall be retained for the period agreed in the remediation scheme.

If you have any further queries, please forward to the following Welsh Government Mailbox Lgc_development_control-south@gov.wales

Yours faithfully



Richard Jones



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