

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 19 / 0151	Ask For	Gerald Coughlan
Date	2nd July 2019	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr R Williams, Brackendale, Heolgerrig, Merthyr Tydfil, CF48 1TD .

Location Brackendale, Heolgerrig, Merthyr Tydfil.

Detail Extension of garden curtilage with associated engineering works, erection of new garage and siting of two converted railway units for domestic use .

PLANNING NEED TO KNOW

Existing privately maintained highway adjacent to the western boundary of Brackendale (that leads to the adopted highway termination opposite 114 Heolgerrig) is narrow, undulating, poorly surfaced, no footway, visibility restrictions.

Privately maintained highway south of Brackendale connects up with adopted network.

Details provided show an existing gate along the unadopted highway. Gate is located within vegetation and shrub, there is a difference in level, there is no evidence of any recent usage.

Proposals include the proposed use of the currently unused gate on to the existing substandard privately maintained highway. No details provided regarding construction and gradient.

Visibility is a concern as are the turning movements to access/egress the land from the highway.

Further proposals show a stoned turning area after infilling of the area to achieve a more desirable profile for usage. New building is proposed with garage at lower level to be accessed from Brackendale.

Upper floor to new build to be used as office, accessed from new stoned infilled turning/parking area.

Converted horse boxes are also located at this level .

SAB officer to comment directly on drainage requirements.

No ground information regarding new construction , no retaining walls shown at this time .

In conclusion there are concerns regarding visibility for vehicles re using the existing currently unused gate into the land concerned in addition turning movements to access and egress the proposal are also a concern. Because of these concerns refusal is recommended on highway safety grounds .

OBSERVATIONS

There is OBJECTION TO THE SUBMITTED PROPOSALS for the following reasons :-

CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

The proposed access lacks adequate visibility for vehicles emerging from the site, which will create hazards to the detriment of highway safety.

INFORMATIVES



.....
pp Carwyn Morris
Engineering & Traffic Group Leader .