

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 19 / 0157	Ask For	Gerald Coughlan
Date	2nd July 2019	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr & Mrs James.

Location Land to the south of Evieon Maes Meyrick Heolgerrig .

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

PLANNING NEED TO KNOW

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 'Rights of Way Section', is strongly advised .

New access visibility is to be 2.4m x 43m , with no obstructions within the splays. Vertical displacement to be satisfied also.

No details regarding the access provided i.e. widths, radii, gradients, construction, passing provision, drainage, longitudinal sections.

Foul sewers to septic tank. Proposal within 20m of watercourse any discharges to have Open Watercourse Consent which is independent of any planning approval granted .

SAB Officer will respond directly to applicant/agent regarding separate submission to satisfy SAB requirements. This approval if granted will be independent of any future planning approval .

Indicative retaining walls are shown , any retaining wall in excess of 1m will require submission of calculations before siteworks.

Ground investigation is strongly advised before detailed design commences .

No objection subject to conditions and informative below.

OBSERVATIONS

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

CONDITIONS

Visibility splays of 2.4 metres by 43 metres at the point(s) of access onto the public highway shall be provided before the commencement of the development and anything within the vision splay shall not exceed 0.9 metres in height.

Unless as otherwise agreed with the LPA the access shall be at a gradient not steeper than 5% (1 in 20) rising to, or 4% (1 in 25) falling to, the Priority Road for the first 10m and thereafter not steeper than 12.5% (1 in 8).

No works whatsoever shall commence on site until additional full engineering details of the road layout with sections, gradients, radii and surface-water drainage etc. have been submitted and approved by the LPA

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.

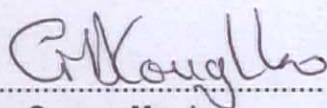
A structural design certificate, completed and signed by a Chartered Engineer shall be submitted along with any Full Planning Application after the Engineer has satisfied himself as to the stability of the site by sufficient appropriate tests.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

Applicant/Agent is advised to consult the ' Rights of Way section', of the Authority regarding Cyfarthfa 64 which is adjacent to the site .



pp Carwyn Morris
Engineering & Traffic Group Leader .