

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 22 / 0053	Ask For	Gerald Coughlan
Date	21st March 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Joanne Creese, Gwynfa, Pen Y Waun Farm, Heol Fawr, Nelson, Treharris, CF46 6PL.

Location Land between 26 Gelligaer Road and The Farm Shop Gelligaer Road

Detail Erection of 4 detached dwellings with associated parking

PLANNING NEED TO KNOW

The adjacent highway the B4254 is adopted and publicly maintained. Proposal as above will require new entry points on to the adopted highway, off street parking provision will require reversing movements on to the B4254. Access is across the adopted highway verge, thus approvals will be required from MTCBC Highways Dept. **NB** this approval is independent of any future planning approval. The B4254 has a 30mph therefore visibility splays of 2.4m x 43m are required. No stormwater to discharge on to adopted highway.

Stormwater discharges to comply with current legislation, **MTCBC SAB Officer** to comment directly. Foul water to discharge to mains, contact with DwrCymruWelshWater is advised.

Information supplies suggests various operations to create the development footprint, raft foundations are suggested. Foundation design is to be approved in advance of works commencing. Any retaining walls in excess of 1m require calculations for approval before siteworks commence.

Information supplied also indicated the presence of a 200mm pipe discharging on to the development area. It is stated that the pipe discharges highway water from the the B4254. Details are required indicating the accurate location of the pipework passing through the proposal, and indicating all necessary works to divert/protect the existing pipework and the proposed development profile. Future works may involve legislation/licensing e.g. any works affecting existing watercourses will require compliance with relevant legislation.

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.

No surface water from the driveway/vehicular hardstanding shall be allowed to be discharged onto the public highway.

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.

~~Details of proposals regarding location/protection/diversion on the existing highway drainage pipework discharging within the development, also affects of existing watercourses.~~

An engineering geologists report on ground conditions on the site giving foundation recommendations is to be submitted to, and approved by, the Local Planning Authority before any work is commenced on site.

REASONS FOR CONDITIONS

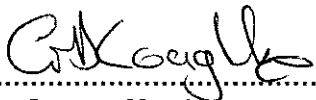
REASONS FOR REFUSAL

INFORMATIVES

The applicant/developer is advised to liaise with Merthyr Tydfil County Borough Council's Highways Division regarding any consents which are required in association with the provision of any vehicle cross over of verge or footway. This approval is independent of any future planning approval.

The developer is advised to contact Merthyr Tydfil County Borough Council's Highway Division regarding any retaining works or other works affecting the highway BEFORE construction works commence. This approval is independent of any planning approval.

Contact with Dwr Cymru Welsh Water is advised at earliest opportunity



pp Carwyn Morris
Engineering & Traffic Group Leader .