

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0220	Ask For	Gerald Coughlan
Date	20th July 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Gary Thomas, The Wern, Cae'r Wern, Ynysfach, Merthyr Tydfil, CF48 1AE.

Location The Wern, Cae'r Wern, Ynysfach.

Detail New access, access road and parking associated reprofiling of ground.

PLANNING NEED TO KNOW

Wern Road adjacent to the proposal is adopted. There is an existing gated access at the south east corner. There are no TRO's on the adjacent on the adjacent side of the highway . TRO's and residential car parking facilities available on the housing development side of Wern Road.

Previous application P/16/0312 at this location was for anew/additional playing surface and carparking provision. This application was approved subject to conditions which were not all discharge including storm water drainage.

Existing plan provided shows training pitch perhaps as part of P/16/0312

Application states existing use is ' Access, Access Road, Parking and Pitch', proposed use ' New Access, Access Road, Parking with Associated Re-Profiling of Ground'.

Plans provided with application 'Wern 2 PRSD 02 & 03' refer to New Access, Access Road, Parking and New Pitch 2 with Associated Re-Profiling of Ground '.

There is no information provided which refers to ' New Pitch 2'.

Application form states that only access road construction is gravel finish.

Storm water drainage discharge is to/via a sustainable system no detail provided.

Please note storm water drainage discharge is now to comply with Welsh Government legislation, January 2019, **MTCBC SAB Officer** to respond directly .

No stormwater to discharge on to the adopted highway network.

Any works affecting the existing highway network as part of any of the proposal need approval from MTCBC highways dept which is independent of any future planning approval.

Site layout indicates 107 off street parking places

Information provided states 43 parking spaces are lost and there are still in excess of 153 spaces within the curtilage. In addition 'Match Day Parking Enforcement', details are provided whose detail includes numerous statements involving MTCBC officers and assumptions of parking enforcement staff in addition PCO's attendance with the costs being picked up by the relevant body.

There is no evidence of MTCBC or Police Authority confirming the suggested attendance of the officers/staff. Proof would be appreciated in advance before formal consultation is returned.

Parking layout shows linear disabled parking provisions, tracking exercise is required to proof these spaces are achievable .

Coal Authority Report has raised concerns and suggests that a Coal Mining Risk Assessment (CMRA) be provided. The CMRA may advise that a further additional investigation, and remedial actions, will be required in the future.

OBSERVATIONS

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

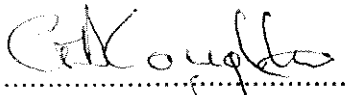
CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

Concerns are carparking provision is sufficient, in addition evidence of suggested attendance of local authority parking enforcement staff as well as Police to supervise off site illegal parking potentially leading to highway safety matters.

INFORMATIVES



pp Carwyn Morris
Engineering & Traffic Group Leader .