

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0024	Ask For	Gerald Coughlan
Date	4th February 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant HWIT (Holiday World International Travel LTDI), Fao Mr D Cousins, International House, Pant Industrial Estate, Dowlais, Merthyr Tydfil, CF48 2SR.

Location Land to the rear of Merthyr Leisure Village Rhydycar Merthyr Tydfil.

Detail Erection of new office building with associated parking.

PLANNING NEED TO KNOW

Leisure Park was created as a consequence of a land reclamation scheme in the 1990's. Works prior to the scheme were the diversion of utilities apparatus including two Dwr Cymru Welsh Water (DCWW) mains and a gas main in the general vicinity of this proposal.

Contact with relevant utility owners is advised at the earliest opportunity.

The Taff Trail is also located within close proximity of the proposal .

Contact is advised with MTCBC, ' Rights of Way Section', regarding the diversion/re-routing of the Taff Trail . Plans show connection crossing under the Taff Trail from the adjacent gas governor to the diverted gas main .

The highway linking Caedraw roundabout to the A470/A1402 roundabout is the nearest adopted highway (terminates at the rear splitter island serving the Leisure Park). All highways within the Leisure Park complex are privately maintained. Additional traffic generated by this proposal needs to be approved with the landowner. Additional traffic generated by this proposal, within the unadopted highway system, needs to be approved with the landowner.

Traffic generated on to the A4102 is not considered excessive and can be accommodated within the existing network.

Investigation of the ground conditions is advised prior to detailed design commences .

No retaining wall construction is evident from information provided at this time .

Parking provision 10 designated spaces is considered satisfactory.

Details provided show foul sewer connection to existing manhole located to the rear of the Leisure Centre. The foul system within the Leisure Park is the responsibility of DCWW, discharge to be approved by DCWW.

Storm water discharge to comply SAB legislation, SAB Officer to respond directly.

Based on information provided no objection to proposal, after acknowledgement of conditions and informatives.

OBSERVATIONS

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

CONDITIONS

A full investigation of the ground conditions on the site shall be undertaken, and a report on the foundation proposals is to be submitted to, and approved by, the Local Planning Authority before any work is commenced on site.

REASONS FOR CONDITIONS

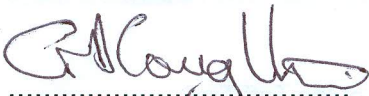
REASONS FOR REFUSAL

INFORMATIVES

Applicant is advised to contact the relevant utilities asset owners to accurately determine locations of their apparatus, approval for new connections, diversions if necessary, approved connection points if required .

Applicant is advised to contact the landowner regard their proposal in general and in particular highway movements within the unadopted highway network.

Applicant is advised to contact th3 MTCBC - Rights of Way section with regards their proposals and the suggested diversion works to their asset.



pp Carwyn Morris
Engineering & Traffic Group Leader .