

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0243	Ask For	Gerald Coughlan
Date	11th January 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Stephen Wall, 17 Westland Drive, Hayes, Bromley, Kent, BR2 7HE.

Location Land adjacent to Sunnysbank Mount Pleasant Heolgerrig.

Detail Construct a detached dwelling and a detached garage.

PLANNING NEED TO KNOW

Proposed access to the site from Heolgerrig Road is via the existing adjacent adopted narrow highway due to the presence of boundary walls that abut the carriageway with poor forward driver visibility and no facility for passing vehicles. There is a narrow sub standard adopted footway to the rear of Six Bells Estate . There are safety concerns along this stretch of adopted highway.

Proposals involve new access onto Farm Road involving demolition of existing boundary wall and removal of vegetation to achieve the 2.4m x 30m visibility indicated . Visibility splays not to be subject to any future obstructions/vegetation in excess of 900mm that may impede visibility. Visibility splays are acceptable. Works adjacent/affecting Farm Road are to be approved by MTCBC Highways Dept. this approval is independent of any future planning approval .

No details provided regarding final profiles, drainage, demarkation, construction materials etc.

No stormwater to discharge on to the adjacent adopted highway network .

Proposed driveway gradients are shown as 1:10 , 1:25 gradient is advised for the first 10m , to avoid vehicular damage

Retaining wall construction in excess of 1m will require calculations for approval .

Coal Authority reports provided state 'the property is in a surface area that could be affected by underground mining in one seam of coal at shallow depth, last worked in 1896'. Ground Investigation is therefore advised to establish ground conditions and assist with foundation design .

Foul water discharge to foul sewage system/mains to be approved by Dwr Cymru Welsh Water .

SAB Officer to respond directly regarding storm water discharges compliance with legislation .

In conclusion the proposal will add to the existing traffic utilising the highway to and from Heolgerrig Road. The increased traffic is considered prejudicial to pedestrian and highway safety because of the restricted widths, poor forward visibility, limited pedestrian facilities and suitable passing places .

OBSERVATIONS

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

CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

The additional traffic generated is considered prejudicial to pedestrian and highway safety because of restricted widths, poor forward visibility, limited pedestrian facilities and suitable passing places/provisions .

INFORMATIVES



pp Carwyn Morris
Engineering & Traffic Group Leader .