

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0194	Ask For	Gerald Coughlan
Date	10th September 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Welsh Government, Fao Mr A falley, Economic Infrastructure, Cathays Park, Cardiff, CF10 3NQ .

Location Pant Road Playground Pant Road Pant

Detail Temporary change of use of Pant Road Playground to create a secure parking area for carparking, vehicle storage and onload/offload vehicle transporters, due to the construction of the A465 Heads of the Valley dualling works to be used in association with Merthyr Motor Auctions.

PLANNING NEED TO KNOW

Proposal is shown as being accessed from the junction of the Pant Industrial Estate road (C235) and Pant Road. Pant Road has TRO's on both side of the carriageway, to the south there is a pedestrian crossing (and associated zig zag markings).

Proposals are as above, the new access will require the provision of drop kerbing and footway strengthening MTCBC highway approval will be required which is independent of any future planning approval .

Access Plan Statement drawing shows access to the site from Pant Road, north of the A465 bridge. Plan indicates that a 24.42m extendible platform vehicle can enter and can turn within the curtilage of the proposed secure parking area and then exit via the entry point in a forward gear.

Visibility as shown is acceptable.

The entry and exit movements from the secure parking area are at the junction of busy roads, will there be any Traffic Management undertaken when these operations are being undertaken ?

Route to the proposal is from Pant Road (north of the A465), have any investigation works been undertaken with regard the existing highway network being able to accommodate the size of delivery vehicles as per the Access Plan Statement drawing ?

SAB Officer to respond directly on drainage requirements and compliance with current legislation.

Ground conditions need to be established prior to construction works

No objection in principle however there are concerns regarding vehicle movements (entering and exiting the proposal and the affects on the existing traffic network) and the ability of Pant Road and Bryniau Road to accommodate the additional traffic movements.

OBSERVATIONS

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

CONDITIONS

A thorough investigation of the ground conditions on the site report is to be submitted to the Local Planning Application prior to any work is commenced on site.

Traffic Management Plan for vehicles entering/exiting the proposal, with regards existing traffic flows at access on to the adjacent highway network, including also Pant Road/ Bryniau Road the delivery route for the transported vehicles.

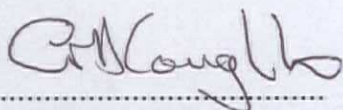
REASONS FOR CONDITIONS

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. Their 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.



pp Carwyn Morris
Engineering & Traffic Group Leader .