

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P/16/0077	Ask For	Gerald Coughlan
Date	1st April , 2016 .	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Palace Homes (Wales) Ltd., Fao Mr K Davies, 12 Cyfarthfa Court , Gwaelodygarth Lane, Merthyr Tydfil, CF47 8EX .

Location Land to the rear of (north west) of 53-83 Edward Street and 1-7 Tair Twynau Pant .

Detail Erection of 23 dwellings with associated highway works .

PLANNING NEED TO KNOW

Access to proposal is via Trevor Close which is an adopted highway, often with on-street residential parking. Independent Road Safety Audit is required because of concerns regarding the usage of the adopted highway network by the existing and proposer users, all recommendations to be acted upon and funded accordingly.

There is unadopted publicly used footway from the rear of Edward Street to the turning head at Trevor Close, which although shown within the development land is not affected by siteworks in the proposed layout plans supplied.

There is a watercourse shown which is within the site development area which is shown as being culverted to facilitate the development , believed to the responsibility of the landowner/ developer (?).

Proposed culvert works are to be approved by the the Land Drainage Authority i.e. MTCBC , supply of relevant information is required for approval prior to works commencement i.e. location of culverting proposals, details of contributing and receiving systems .

Foulwater (FW) to mains & stormwater (SW) to watercourse .

Watermains adjacent to the northern boundary of the proposal .

Proposal is for 14 x 2 bed & 9 x 3 bed dwellings (23 dwellings), 61 parking spaces .

DAS indicates that road is to be adopted, indicative layout therefore will need to comply with current design criteria,as does construction materials. Tactile crossing points to be provided where necessary .

Gradient of proposed highway tying into existing is to approved requirement .

Cribblock retaining walls are indicated as being constructed,details and maintenance issues to be be provided .

Detailed layouts for approval of the FW & SW systems are to be provided complying with all relevant criteria and with approval of the asset owner i.e. DwrCymruWelshWater

No objections to the proposal as submitted subject to supply of additional requested information .

OBSERVATIONS

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

CONDITIONS

Unless as otherwise agreed with the LPA the access shall be at a gradient not steeper than 5% (1 in 20) rising to, or 4% (1 in 25) falling to, the Priority Road for the first 10m and thereafter not steeper than 12.5% (1 in 8).

Details of proposed culverting works to be provided for approval by Land Drainage Authority (MTCBC) before siteworks commence i.e. pipe sizing calculations (including receiving system), gradients , locations, protection works, long term maintenance/ownership proposals etc.

A structural design certificate, completed and signed by a Chartered Engineer shall be submitted along with any Full Planning Application after the Engineer has satisfied himself as to the stability of the site by sufficient appropriate tests.

Full details and calculations of all earth retaining structures with a retained height greater than 1 metre are to

be submitted to, and approved by, the Local Planning Authority before any work is commenced on site.

No works whatsoever shall commence on site until additional full engineering details of the road layout with sections, materials, street-lighting and surface-water drainage etc. have been submitted and approved by the LPA

Details of the means of foul and surface water drainage(incorporating SUDS principles where appropriate), shall be submitted to, and approved by the LPA, prior to commencing any works on site, and be completed prior to occupation of the dwelling(s).

Independent 'Four Stage Road Safety Audit' to be undertaken to identify/highlight highway concerns , recommend solutions (if necessary) and to fund accordingly .

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

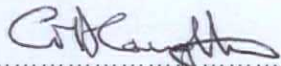
INFORMATIVES

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.

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.

The applicant should be advised that the development should be designed and constructed in accordance with the latest edition of the Merthyr Tydfil County Borough Council Design Guide for Residential, Commercial and Industrial Estate.

Applicant is advised to contact Dwr Cymru Welsh Water regarding proposals and close proximity of ' water mains '.



pp Kevin Davies
Engineering & Traffic Group Leader