

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 19 / 0319	Ask For	Gerald Coughlan
Date	2nd September 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr S Baston , c/o Agent.

Location Land within the rear garden of 11 Worcester Close Heolgerrig

Detail Erection of 3 bedroom dwelling - **revised information 24th August 2020**

PLANNING NEED TO KNOW

Footway and highway along Winchfawr Road are adopted, upgraded in the recent past in advance of Barratts development to the north, includes access to adjacent property Ty Sian.

Existing boundary wall has opening which is now boarded off, no drop kerb access. Wooden pole with utility apparatus attached close to proposal.

Adjacent highway has 20mph school zone speed limit, parking problems at drop off and collection times similar to all other schools in the Borough .

Existing garden area to be utilised for new dwelling with three linear parking spaces requiring reversing movements on to the adopted highway network, including the adopted driveway currently serving Ty Sian.

Advised of amended layout 24th August 2020

Amended layout shows that minimum visibility requirements are now satisfied i.e. 2.4m x 25m are now achievable following the proposed reconstruction of the boundary wall to 10 Worcester Close.

To achieve access the applicant will require highway permissions that are independent of any future planning approval.

Foul and storm water drainage stated as discharging to mains. Stormwater discharges are to comply with current criteria and legislation. **MTCBC SAB Officer to respond directly to applicant, this approval is independent of any future planning approval.**

No stormwater to discharge on to adopted highway network.

Any future retaining walls in excess of 1m will require calculations for approval .

Ground Investigation is advised in advance of detailed design due to the past mining history of the area .

No objections to approval subject to acknowledgement of condition and informatives .

OBSERVATIONS

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

CONDITIONS

No obstruction, or planting when mature, exceeding 0.9 metre in height shall be placed within the required vision-splay areas.

The driveway gradient shall not exceed 1 in 8 (12.5%) between any two points and to be surfaced in tarmacadam, concrete or an alternative durable material.

No surface water from the driveway/development shall be allowed to be discharged onto the public highway.

Full details and calculations of any necessary retaining walls exceeding 1 m in height are to be submitted to, and approved by, the LPA, and constructed, before any work on the dwelling is commenced.

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.

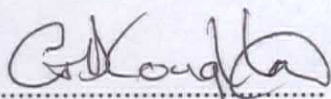
REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

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. This approval is independent of any 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 .