

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 19 / 0307	Ask For	Gerald Coughlan
Date	10th December 2019	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr A Adams, The Swallows, Trelewis, Treharris, CF46 6AD.

Location Land to the rear of Cherry Tree Way Trelewis.

Detail Proposed construction of new bungalow(proposal to include works to widen the existing highway).

PLANNING NEED TO KNOW

Access to the site from the B4255 is adopted, as is the adjacent highway and then along to the rear of Field Street. There is no date of the adoption of these highways known, however these highways would not satisfy current criteria but historically remain adopted.

The access to the rear of Cherry Tree Way housing (most with steep vehicle access to off street parking within relevant curtilage) and various other properties although adopted is narrow, no designated footway, no passing provision and a blind corner at TY Draw.

Visibility along the adopted highway is also impeded due to vegetation, boundary features and the existing highway alignment,

Development area is currently vegetated with garaged parking facilities. Two garages are to remain, no replacement car parking for garages lost indicated.

Information supplied shows proposals to realign the existing carriageway, although no details are shown, any works affecting the existing adopted highway need MTCBC Highways approval which is independent of any future planning approval.

Details provided show proposed bungalow with a drive and hardstanding (turning movements need to be demonstrated), front boundary wall in excess of 1m (visibility will be affected and calculations would be required for approval.)

Ground needs to be investigated before detailed design takes place due to the past mining activities within the area.

Contact with the MTCBC SAB Officer regarding stormwater discharges from the proposal at the earliest convenience.

In conclusion I recommend that proposal be refused due to the highway safety concerns that exist and would remain if the scheme were to be approved.

OBSERVATIONS

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

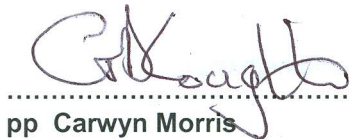
CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

The proposed additional use of the adopted, narrow lane, with no footway and with no passing bays, will exacerbate current highway concerns that are considered detrimental of highway safety.

INFORMATIVES



pp Carwyn Morris
Engineering & Traffic Group Leader .