

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0416	Ask For	Gerald Coughlan
Date	12th January 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant c/o Agent Holbrook Homes/Merthyr Tydfil

Location Land At Springfield Rise Treharris Merthyr Tydfil

Detail Proposed residential development comprising 23 affordable dwellings with associated drainage and access works

PLANNING NEED TO KNOW

Nearest adopted highway is the highway linking Twynygarreg to Cilhaul, all roads within the existing development are privately maintained. Existing development has uncompleted highways in various states of disrepair. The original developer initiated a S38 highway adoption agreement but never completed, thus the highways were unsupervised and remain unadopted. Highways could be adopted in the future subject to satisfying current highway criteria including funding all necessary works, provision of a Bond (refundable on successful completion of the adoption procedure), legal/supervision/administration/testing fees for MTCBC staff (non refundable).

Adoption to include the unadopted highway through the existing development to tie up with the existing adoption highway network.

This application indicates proposal is to include 14 x single bedroom flats, 6 x two bedroom houses, 2 x three bedroom houses & 1 x four bedroom dwelling

Highway details are required for the proposal to connect to the adopted highway i.e. gradients, radii, widths, construction materials, drainage, no storm water to discharge on to the adopted highway, street lighting etc. proposals are to satisfy current MTCBC highway design criteria.

Carparking provision as indicated is satisfactory each flat will have a single carparking space, two & three bedroom properties have two spaces, four bedroom property has 3 spaces. No visitor carparking provision. The additional traffic movements likely to be generated were not considered excessive during previous planning applications at this location, and not for this proposal

Storm water discharges are to comply with current legislation, **MTCBC SAB Officer** to respond directly. Foul water discharge to be approved by Dwr Cymru Welsh Water.

Ground investigation is advised prior to detailed design due to the past mining history of the area. Earth retaining structures are likely, any in excess of 1m will require calculations for approval before siteworks commence.

No objection based on information provided and acknowledgement of conditions and informatives below.

OBSERVATIONS

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

CONDITIONS

~~No works whatsoever shall commence on site until additional full engineering details of the road layouts i.e. gradients, radii, widths, materials, drainage, visitor parking, street lighting etc are submitted for approval by the LPA.~~

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.

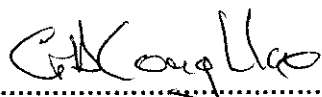
Full details and calculations of any necessary retaining walls exceeding 1 m in height are to be submitted to, and approved by, the LPA, and constructed, before any work on the dwelling is commenced.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

Contact is advised with Dwr Cymru Welsh Water regarding foul water discharges.



pp Carwyn Morris
Engineering & Traffic Group Leader .