

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0074	Ask For	Gerald Coughlan
Date	19th May 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr & Mrs Lambe, 10 Old School Close, Georgetown, Merthyr Tydfil, CF48 1DA.

Location Plot 4, land off, Upper Colliers Row, Heolgerrig, Merthyr Tydfil.

Detail Detached dwelling detached garage and private driveway.

PLANNING NEED TO KNOW

The footway/highway from Pantycelyn to Upper Colliers Row is adopted and public maintained, no TRO's in place. The proposed development area which is currently vegetated was originally 'Brondeg Tip', which was part of a larger land reclamation scheme undertaken in the 1990's. Surplus material was used in the formation of the A470.

Integral to the land reclamation scheme was the laying of an 'armco' culvert from Pantycelyn to Upper Colliers Row in a southerly direction before discharging into the Nant Rhydyar. The culvert varies in diameter from 1.6m to 2.4m in diameter, with backfilling varying from 2 to 5m in depth. The culvert which is located to the rear of the adopted footway, will need to be traversed to achieve access to the proposal.

Proposed new access over/through the existing adopted footway to the adopted requires **MTCBC Highways** approval which is independent of any future planning approval.

Actual location and depth of the culvert needs to be accurately determined, protection works maybe necessary due to the future additional loadings to be experienced during construction and on completion. In addition ground conditions need to be evaluated before detailed design takes place i.e. foundation design.

Contract to Build Development' document supplied includes/indicates relevant information such as (a) plot dimensions (b) parking layout (c) private driveway location and it's future maintenance (d) finishes, boundary proposals, driveway materials (e) foul water drainage to developers responsibility (f) storm water drainage developers responsibility (g) plot utility connections to be developers responsibility (h) individual plot developers are responsible to comply with recommendations/instructions from past works/ investigations/reports, and those to be completed, relating to the overall development area.

Proposal is as above. The private shared driveway is approx 48m long (from the rear of the adopted footway) and 4.5m wide, access points to Plots 3 and 5 are located at chainages 34 & 32 m respectively.

Driveway works affecting the existing adopted footway/highway will require MTCBC Highways Approval which is independent of any future approval.

No details provided for the driveway construction other than 'permeable dark grey paving'.

Parking provision is acceptable and achievable.

Nearest foul sewers are located at the junction of Pantycelyn/Heolgerrig Road and to the rear of Upper Colliers Row. **Contact with DwrCymruWelshWater is advised at the earliest opportunity to establish and an approved discharge point.**

Contact is advised with the **MTCBC SAB Officer**, a **SAB** application will be required to comply with current legislation. This approval is subject to a further application which is independent of any future planning approval.

Developer to supply details of foundation proposals following analysis of the available ground information, and any other recommendations for approval before any site works commence.

Plans provided suggest that no retaining walls in excess of 1m are required that would require calculations for approval before siteworks commence.

No objections to proposal subject to acknowledgement of conditions and informatives below.

OBSERVATIONS

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

CONDITIONS

No surface water from the shared private driveway shall be allowed to be discharged onto the public highway.

No works to commence until additional engineering details for the private shared driveway with sections, gradients, construction details, drainage (including porosity information), location and protection works for the stormwater culvert that is to be traversed, visibility details along adopted highway.

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 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

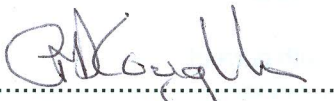
The applicant/developer is advised to liaise with Merthyr Tydfil County Borough Council's Highways Division regarding any consents which are required in association with the provision of any vehicle cross over of verge or footway. This approval is independent of any future planning approval.

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.

Applicant is advised to contact **MTCBC SAB Officer (huw.williams@merthyr.gov.uk)** at the earliest opportunity with regards storm water design/compliance with current legislation.

Applicant is advised to contact Dwr Cymru Welsh Water regarding foul water discharge.

Details of waste/recycling collection proposals are required .



pp Carwyn Morris
Engineering & Traffic Group Leader .