

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0121	Ask For	Gerald Coughlan
Date	26th August 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant WDL Homes Ltd., c/o Agent.

Location Land to the north of Crabtree Walk and to the west of Sweetwater Park Trefechan .

Detail Demolition of bungalow, construction of residential development, landscaping, parking and associated works .

PLANNING NEED TO KNOW

Area for development has an extant planning permission approved on the 2nd November 1977, for 81 dwellings, which was lawfully implemented on the 5th August 1982. No record of any of the original planning conditions being discharged.

Access to the site is via the Crabtree Walk/Hawthorn Hill. Previous approved application P/19/0277 involves the upgrading/amendments to this junction, these works need to undertaken prior to main sites to facilitate traffic movement during the construction period .

These works are not to commence until a, ' 278 Highway Agreement', is in place involving compliance with standard procedure and funding .

On site highways have been subject to detailed discussions with the developer/agent. Proposals are compatible with MTCBC requirements.

It is believed that the developer is to enter into a S38 highway Adoption Agreement.

Highway drainage is incorporated into the proposed SAB design for the site, this will be commented on directly by the SAB Officer .

Transport Assessment submitted outlines the necessary criteria/policies that has been considered in its compilation. Existing conditions were first identified including pedesrians, cyclists, public transport, local highway network, baseline traffic flows, and highway safety .

Development proposals were itemised including pedestrian/cyclist access, Travel Plan, vehicular access, Stage 1 Road Safety Audit, access visibility, vehicular/cycle parking provision.

Transport characteristics in particular the trip generation due to the number and type of dwellings proposed and the distribution of development flow were investigated. Traffic flows have been factorised to allow for 2022 (development opening year) and 2029 (future year).

Impact on various junctions at peak period were assessed on the wider road network. Although flows increase the junctions are predicted to operate within capacity in future year assessments and no mitigation measures will be required .

Independent Stage 1 Road Safety Audit (**RSA**) has been provided with the submission. These matters were raised at this stage and recommendations have been provided for inclusion in the main scheme. The **RSA** includes for future additional stages prior to site commencement, duration on completion which may indicate changes or necessary remedial actions. Outstanding RSA stages to be funded by developer, before and after (to be referenced as part of the future S38 Adoption Agreement) .

In conclusion on highway aspects i.e. development junction improvements (S278 Highway Agreement to be put in place before siteworks commence), internal development highways approved in principle (S38 Highway Agreement), pedestrian/cycling infrastructure, additional vehicle movements will have minor increases on the on the local highway network during peak times are not considered detrimental to the existing highway network and users .

Foul water drainage discharge to be approved by Dwr Cymru Welsh Water.

SAB Officer to respond on stormwater drainage proposals and compliance with current legislation.

Retaining walls in excess of 1m require calculations for approval before site works commence.

In conclusion no objections subject to condition and acknowledgement of informatives.

OBSERVATIONS

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

CONDITIONS

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.

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.

Contact with Dwr Cymru Welsh Water is advised at earliest opportunity regarding discharge to the system(s).

Outstanding Road Safety Audits are necessary to the future adoption of the internal highway network and are to be incorporated in the adoption agreement. In addition any off site highway recommendations as part of the RSA's to the existing network are to be undertaken at the developers cost ..

No siteworks to commence until all relevant highway adoptions agreements (S38 & S278) are in place.



pp Carwyn Morris
Engineering & Traffic Group Leader .