

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0173	Ask For	Gerald Coughlan
Date	8th June 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Richard French, 2 Mark's Court, Penydarren, Merthyr Tydfil, CF47 9UZ.

Location Plot 6 land off Upper Colliers Heolgerrig

Detail ~~Construct detached dwelling~~

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 Rhydycar. The culvert diameter varies from 1.6m to 2.4m, 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.

Coal Authority information supplied states that the proposal is within a 'development low risk area'.

Contract to Build Development' document supplied included/indicates relevant information the suggested carparking was three linear spaces requiring reversing on to the adjacent highway.

This application shows a permeable surfaced driveway/parking area. Details required showing parking layout/turning movements within curtilage of the property so that vehicles enter and exit in a forward gear.

Proposal shows new access off the Upper Colliers Row via the adopted footway and over the previously mentioned Armco culvert. MTCBC highway approval is required for works affecting the adopted footway approval, which is independent of any future planning approval. Approval will involve all works incorporating the traversing of the existing culvert and all/any protection/diversion works at developers cost.

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.

MTCBC SAB Officer to comment directly on stormwater discharge and compliance with current legislation. This approval is subject to a further application which is independent of any future planning approval.

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

No objection to proposal subject to conditions and informatives being satisfied.

OBSERVATIONS

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

CONDITIONS

Applicant to provide details of (1) parking layout and turning movements within curtilage so that vehicles enter/exit in forward gear and (2) location of the existing culvert to be traversed by the proposed driveway/access, and other loadings, including all protection works at developers cost.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

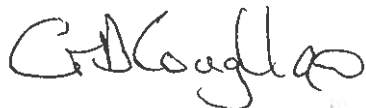
INFORMATIVES

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.

Developer is advised to contact Dwr Cymru Welsh Water regarding foul water discharges.

The developer is advised to ensure that the foundations of the development are adequately designed to take account of any differential settlement resulting from underground mine workings.



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pp Carwyn Morris
Engineering & Traffic Group Leader .