

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 19 / 0307	Ask For	Gerald Coughlan
Date	12th May 2020	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.

Original comments for application are as above. Applicant/Agent has commissioned an independent **Transport Assessment (TA)** in response to previous concerns raised .

Comments include (a) site previously occupied by six garages (b) unnamed road (approx. 110m long) has a number of sections excess of 4.1m (c) no footways with good forward visibility, (d) peak period traffic does not show significant traffic volumes (e) private access to proposal , able to turn vehicles within development curtilage, parking provision acceptable.

Proposal now includes (1) the realignment/ widening of the existing unnamed highway which improves forward visibility (2) potential opportunity for off street parking , location shown (3) revised visibility information provided (4) previous garage usage would have generated a similar volume (5) proposed realignment will not affect the existing drainage ditch

INITIAL COMMENTS following receipt of **TA**

Proposed realignment is beneficial to the proposal however my concern at this time is

(A) the affects on the existing highway network , suggested on street parking is not advised. There are concerns regarding vehicle movements to utilise this proposal .

(B) the realigned network/widened carriageway.This proposal will improve visibility along the existing highway in particular when there is possible conflict with other vehicles. Highway width restrictions remain although the visibility is improved .

Proposed road widening proposal will require details of land ownership, highway construction details for approval before siteworks commence, drainage details (?), compilation of relevant Highways Agreement

(including relevant funding) .

In conclusion following acknowledgement of conditions and informatives below, with regards the TA and other information supplied, I have no objections to the proposal .

OBSERVATIONS

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

CONDITIONS

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.

No surface water from the driveway/garage/vehicular hardstanding shall be allowed to be discharged onto the public highway.

No works to commence on site until additional full engineering details of the road layout/widening proposal with sections, construction/materials details, surface water drainage details, land ownership information details to be submitted, and approved by the LPA as part of a relevant highway adoption procedure.

REASONS FOR CONDITIONS

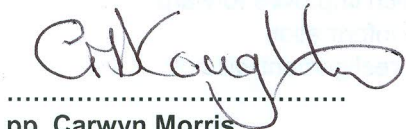
REASONS FOR REFUSAL

INFORMATIVES

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.

SAB Officer to respond direct to applicant regrading drainage requirements.

Applicant to enter into relevant Highway Adoption Agreement to facilitate the indicated highway works as per the details supplied within the Traffic Assessment .



pp Carwyn Morris
Engineering & Traffic Group Leader .