

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0288	Ask For	Gerald Coughlan
Date	25th February 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Merthyr Valley Homes, Ty Brychan, 22 Lansbury Road, Gellideg, Merthyr Tydfil, CF48 1HA.

Location Site of Former St Luke's Church Lansbury Road Swansea Road.

Detail Demolition of existing building and construction of 4 buildings comprising 2 bungalows, 8 flats and 2 dwellings with landscaping, car parking, drainage arrangements and new play area.

PLANNING NEED TO KNOW

Advised of additional information 24th February on planning portal.

Information provided related to concerns regarding vehicular movements when utilising the proposed off street parking provision and the affects on the existing highway network. Information provided satisfies all of the original concerns and thus the previous condition has been removed.

Advised of Geotechnical Report on planning portal , 21st December.

Terra Firma report recommends various engineering works following analysis of the of the location, ground conditions etc. Acknowledgement of these recommendations will be of a major benefit for the development. Revised comments attached below.

The footways/highways of Lansbury Road (LR), Heol Bryn Y Gwyddel (HBG), and Heol Parc Y Lan (HPL) are all adopted, no TRO's. There are wooden poles with utilities apparatus attached, and CCTV tower within the development .

1 & 2 HPL and the old St Mathias Church Building are to be demolished prior to construction works.

Children's play area is lost to permit development.

On street parking is evident on the adjacent highways to the proposals .

Proposals are as follows showing parking provision also (inclusive of visitor provision) :-

HBG – 2 x 2 bed 4 person houses, 2 linear parking spaces each, need drop kerbs

HPYL (N)– 4 x 1 bed 2 person flats, 6 parallel spaces , need drop kerbs

HPYL (S) – 2 x 2 bed bungalows, 4 linear spaces existing bays are steep

HLR – 4 x 1 bed 2 person flats, 6 parallel spaces need drop kerbs

Parking provision numbers are acceptable, there are concerns regarding that the accessibility of the parking provision that involve reversing on to the highway network. Details to be provided so as confirm/indicate that the access is achievable without encroachment of the adjacent full carriageway width.

Additional traffic movements, compared to the original site usages, can be accommodated within the highway network .

Off street carparking proposals affecting the existing highway will require MTCBC Highway approval/licence which is independent of any future planning approval.

No stormwater runoff is to be permitted on to the adjacent adopted highway network .

Retaining wall calculations will be required, for approval, before site work commences for those greater than

SAB Officer to respond directly on storm water discharge and compliance with current criteria.

Contact with Dwr Cymru Welsh Water with regards discharges to the foul water system.

OBSERVATIONS

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

CONDITIONS

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

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

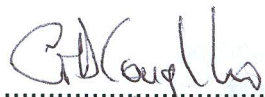
REASONS FOR REFUSAL

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 independant 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 independant of any planning approval.

Contact with Dwr Cymru Welsh Water is advised with regards future foul water discharge.



pp Carwyn Morris
Engineering & Traffic Group Leader .