

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 19 / 0319	Ask For	Gerald Coughlan
Date	13th January 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr S Baston , c/o Agent.

Location Land within the rear garden of 11 Worcester Close Heolgerrig

Detail Erection of 3 bedroom dwelling.

PLANNING NEED TO KNOW

Footway and highway along Winchfawr Road are adopted, upgraded in the recent past in advance of Barratts development to the north, includes access to adjacent property Ty Sian.

Existing boundary wall has opening which is now boarded off, no drop kerb access. Wooden pole with utility apparatus attached close to proposal.

Adjacent highway has 20mph school zone speed limit, parking problems at drop off and collection times similar to all other schools in the Borough .

Existing garden area to be utilised for new dwelling with three linear parking spaces requiring reversing movements on to the adopted highway network, including the adopted driveway currently serving Ty Sian.

Plans indicate that new access will be across existing footway, that will require strengthening, drop kerbing is also required.

Concern is that vehicular movements from proposal will impede/obstruct movements into adjacent property Ty Sian.

Foul and storm water drainage stated as discharging to mains. Stormwater discharges are to comply with with current criteria and legislation. **MTCBC SAB Officer to respond directly to applicant, this approval is independent of any future planning approval.**

No stormwater to discharge on to adopted highway network.

Any future retaining walls in excess of 1m will require calculations for approval .

Ground Investigation is advised in advance of detailed design due to the past mining history of the area .

There are concerns regarding the use of the three linear parking spaces proposed within curtilage. Reversing movements are necessary across the adopted footway and adopted highway/driveway to Ty Sian. Further reversing movements are then required on to the Winchfawr Road, which is a 20mph school zone. It is considered that vehicles utilising the parking spaces will need to reverse out on to Winchfawr Road before able to turn their vehicle(s). Therefore refusal is recommended on highway safety grounds .

OBSERVATIONS

There is OBJECTION TO THE SUBMITTED PROPOSALS for the following reasons :-

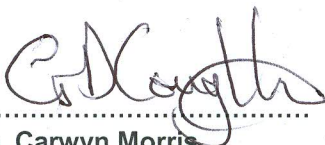
CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

The proposed development would generate vehicular reversing movements to and from the highway, creating traffic hazards to the detriment of highway safety.

INFORMATIVES



pp Carwyn Morris
Engineering & Traffic Group Leader .