

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 22 / 0186	Ask For	Gerald Coughlan
Date	28th July 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Ms Kate Milne 16 Diwedd Camias Rogerstone Newport NP10 9LX

Location Land Adjoining 20 Springfield Rise Treharris

Detail Construction of detached 4 bedroom house

PLANNING NEED TO KNOW

The nearest adopted highway is the highway linking Twynygarreg to Cilhaul, all roads within the existing development are privately maintained. The existing adjacent development has uncompleted highways in various states of disrepair. The original developer initiated a S38 highway adoption agreement but never completed, thus the highways were unsupervised and remain unadopted. Highways could be adopted in the future subject to highways satisfying current highway criteria including funding all necessary works, provision of a Bond and legal/supervision/administration/testing fees for MTCBC staff.

Highway details are required for the proposal to connect to the adopted highway i.e. gradients, radii, widths, construction materials, drainage, no storm water to discharge on to the adopted highway, street lighting etc. Proposals are to satisfy MTCBC highway drainage criteria.

Carparking provision is adequate and achievable. Driveway gradient is 1:10 this is acceptable.

Additional traffic movements likely to be generated are not considered excessive during and can be accommodated within the existing adopted network.

Storm water drainage is to comply with current legislation and will require a separate SAB approval which is independent of any future planning decision. Contact **MTCBC SAB Officer** huw.williams@merthyr.gov.uk

Foul water discharge to be approved by Dwr Cymru Welsh Water

Earth retaining structures are likely, any in excess of 1m will require calculations for approval before siteworks commence.

Ground conditions need to be evaluated in advance of foundation design, due to the past mining history of the locality

Information provided shows diversion to public footways, contact with MTCBC Rights of Way is advised at the earliest opportunity.

OBSERVATIONS

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

CONDITIONS

Highway details are required, for approval before siteworks commence, for the proposal to connect to the adopted highway i.e. gradients, radii, widths, construction materials, drainage, no stormwater to discharge on to adjacent highway etc.

Full details and calculations of any necessary retaining walls exceeding 1 m in height are to be submitted to, and approved by, the LPA, and constructed, before any work on the dwelling is commenced.

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.

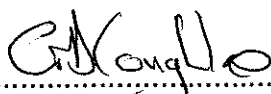
REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

Contact is advised at earliest opportunity with Dwr Cymru Welsh Water with regards discharge of foul waters.

Contact with MTCBC Rights of Way section is advised at earliest opportunity regarding amendments to existing facilities.



pp Carwyn Morris
Engineering & Traffic Group Leader .