

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 22 / 0018	Ask For	Gerald Coughlan
Date	1st March 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mrs Diane Smith, Ty Wern, Cae Wern, Ynysfach, Merthyr Tydfil, CF48 1AE.

Location Land off Winchfawr Road (to the North of Perthddu) Heolgerrig.

Detail Detached dwelling with detached garage

PLANNING NEED TO KNOW

Winch Fawr Road (**WFR**) is the nearest adopted highway with no designated footways, minor verges, with substandard visibility (due to the winding nature of the **WFR**), width approx. 4m.

The proposal, as above, is shown as accessing **WFR** via the existing access serving adjacent properties. The privately maintained access is part surfaced with substandard visibility on to **WFR**. Proposed dwelling is a three bed detached with detached garage on currently undeveloped grassland.

Storm water discharge is to comply with current legislation, **MTCBC SAB Officer** to respond directly. Foul water to discharge to septic tank no details supplied, location to comply with current legislation.

Coal Authority report provided indicates that the proposal is within a 'High Risk Development Area' and a Coal Mining Risk Assessment' is required which will assist with future design, if approved.

WFR has a 30mph speed limit, which requires a minimum visibility requirement of 2.4m x 43m in both directions. Traffic speed/volume analysis undertaken for a previous application at this location resulted in the minimum visibility requirement for vehicles emerging on to **WFR** being reduced to 2.4m x 25m. The reduced minimum visibility requirements cannot be achieved, applicant could not demonstrate control over land necessary, thus proposal would result in additional usage of this substandard situation.

To accommodate this proposal information supplied suggests measures such as a 'stop line', signage and upgrading of the private access. Although these measures may be beneficial when emerging on to **WFR** the minimum visibility requirements are still not achieved. Thus refusal is recommended on highway safety ground.

OBSERVATIONS

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

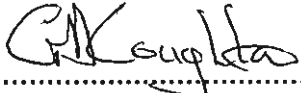
CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

The proposal will result in additional usage of an existing privately maintained access which does satisfy the minimum visibility requirements, which is considered detrimental to highway safety.

INFORMATIVES



pp Carwyn Morris
Engineering & Traffic Group Leader .