

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0366	Ask For	Gerald Coughlan
Date	16th November 2021	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Joanne Creese, c/o Agent.

Location Land between 26 Gelligaer Road and The Farm Shop Gelligaer Road Trelewis.

Detail Erection of 4 detached dwellings and associated parking.

PLANNING NEED TO KNOW

Proposals as above require new access points on to the adopted highway B4254 crossing the highway verge, approval is required (from MTCBC highways) which is independent of any future planning approval

Information provided shows 2.4m x 43m visibility available from all new/proposed driveways.
Driveway gradient not to exceed 1 in 8. No stormwater to discharge on to the adopted highway/verge.
Proposals show two off street parking places per property this is acceptable.
Additional traffic flows can be accommodated within the existing network.

Mining Risk Assessment (March 2017) suggested site investigation works.

Mining Risk Assessment and Geotechnical Report (September 2020) was supplied following site investigations and analysis. Comments include reference existing round level being 1 - 1.5m below road level, presence of organic topsoil at the site requiring removal/replacement, methodology for removal of unsuitable material, hydrology/hydro geology comments, drainage/soakaway comments, past mining history and mining risk analysis, the presence of a 150mm pipe passing through the site. Pipe is stated as serving highway gully

Pipe location and depth in relation to proposals to be confirmed.

Diversion of pipework may be necessary at expense of developer and to approval of the owner.

It is considered that during construction supervision by an appropriately qualified person is undertaken.

Contact with **MTCBC Land Drainage Officer** is advised as to any affects of proposals on the existing watercourses and compliance with relevant legislation.

Retaining wall in excess of 1m require calculations for approval before siteworks commence.

MTCBC SAB Officer to comment on stormwater discharge and compliance with current legislation.

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

OBSERVATIONS

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

CONDITIONS

The driveway gradient shall not exceed 1 in 8 (12.5%) between any two points and to be surfaced in tarmacadam, concrete or an alternative durable material.

No surface water from the driveway/garage/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.

Details of the accurate location/depth of the previously identified pipework system are required any subsequent future protection/diversion works to be indicated for approval before siteworks commence .

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

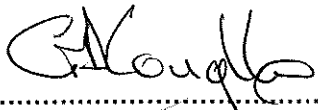
INFORMATIVES

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

Contact with MTCBC Land Drainage Officer regarding proposal and any adverse affects on the existing watercourses



pp Carwyn Morris
Engineering & Traffic Group Leader .