

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 21 / 0412	Ask For	Gerald Coughlan
Date	31st January 2022	Tel ext	6216

RECEIVED ON THE 10th JANUARY 2022

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mrs Siobahn Lynch, Stuckey Architects, c/o 14 The Glade, Plasdraw, Aberdare, CF44 0NX.

Location Land adjacent to 17 Beechwood Drive Heolgerrig

Detail Proposed dwelling and associated garage with minor works on the junctions of Heolgerrig Road.

PLANNING NEED TO KNOW

Heolgerrig Road is adopted and publicly maintained. The access to the proposal is via an unadopted, part surfaced, privately maintained highway with concerns for the visibility on to the Principal Road. Previous exercise undertaken by developer/applicant to ascertain traffic speeds along Heolgerrig Road, thus visibility requirements could be established. No significant permanent changes have taken place since the exercise was undertaken.

The playground on the opposite side in a northerly direction, approx 50m away, has been subject to improvement/upgrading works. This is not considered to have any significant affect on traffic movements or the previous exercise used to determine traffic speeds.

Plans as submitted are acceptable.

The applicant needs to confirm control of 'visibility splay', and future proposals so that there are no obstructions over 900mm.

MTCBC SAB Officer to comment on stormwater discharge and compliance with current legislation. Contact is advised with Dwr Cymru Welsh Water regarding foul water discharge.

Coal Mining Risk Assessment recommends trial pitting in advance of foundation design.

OBSERVATIONS

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

CONDITIONS

No obstruction, or planting when mature, exceeding 0.9 metre in height shall be placed within the required vision-splay areas shown. Applicant to demonstrate control over vision splays shown.

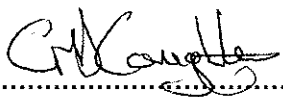
A full investigation of the ground conditions on the site shall be undertaken, and a report on the foundation proposals is to be submitted to, and approved by, the Local Planning Authority before any work is commenced on site.

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

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



pp Carwyn Morris
Engineering & Traffic Group Leader .