

## INTERNAL MEMORANDUM

|      |                  |         |                     |
|------|------------------|---------|---------------------|
| To   | Head of Planning | From    | Head of Engineering |
| Ref  | P / 19 / 0319    | Ask For | Gerald Coughlan     |
| Date | 4th June 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 - **revised information 18th May 2020**

#### 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.

#### Advised of amended layout/details on the 18th May 2020

Amended layout now shows parking provision/access adjacent to the rear boundary of 10 Worcester Close Access on to Winch Fawr Road is within 20 mph school zone, minimum visibility requirements are 2.4m x 25m .

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

Minimum visibility requirements cannot be achieved thus vehicular movements on to the Winch Fawr Road are detrimental to highway safety .

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 .

Minimum visibility requirements cannot be achieved thus detrimental to highway safety along Winch Fawr Road , thus **refusal** is recommended .

#### OBSERVATIONS

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

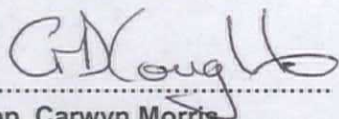
#### CONDITIONS

#### 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 .