

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 19 / 0318	Ask For	Gerald Coughlan
Date	17th December 2019	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Pine Fields Private Limited, c/o Agent.

Location Land South of Brondeg and West of Upper Colliers Row. Heolgerrig.

Detail Application to extend the period of time for the submission of reserved matters relating to outline planning application permission P/16/0344.

PLANNING NEED TO KNOW

Application is as above, P/16/0344 was for extension of time for prior application P/06/0061. Previous comments remain valid and are reiterated below. **It should be noted that compliance with new storm water discharge legislation is now applicable.**

Highway concerns have been raised in the recent past regarding junction of Upper Colliers Row and Heolgerrig Road. **Junction analysis is now considered necessary due to the additional vehicular movements generated if the proposal is progressed.**

The footway/highway adjacent to the eastern boundary of the proposal is adopted with no TRO's in place. There is a MTCBC maintained land drainage system within the verge area, which will need to be traversed to access the proposal. Approved protection works will need to be undertaken.

Any future discharges if approved will require MTCBC approval possibly involving the use of an interceptor.

Retaining wall construction may be necessary, no detail to confirm.

Development area which is currently vegetated was part of a land reclamation scheme in the early 1990's, ground investigation is strongly advised before detailed design.

Visibility requirements to be satisfied on to Upper Colliers Row i.e. 2.4m x 43m

Development internal highway network to satisfy MTCBC current criteria.

No objections, at this time, based on the information provided and acknowledgement of conditions and informatives below.

OBSERVATIONS

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

CONDITIONS

Unless as otherwise agreed with the LPA the access shall be at a gradient not steeper than 5% (1 in 20) rising to, or 4% (1 in 25) falling to, the Priority Road for the first 10m and thereafter not steeper than 12.5% (1 in 8).

Visibility splays of 2.4 metres by 43 metres at the point(s) of access onto the public highway shall be provided before the commencement of the development and anything within the vision splay shall not exceed 0.9 metres in height.

Turning facilities shall be provided within the curtilage of the site, as approved by the LPA to enable vehicles to enter and leave in forward gear at all times.

The layout scheme shall allow for a minimum of 2 No. off street car parking spaces for each dwelling.

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.

Any gates shall be located and fitted so as not to open out over the highway.

No surface water from the development shall be allowed to be discharged onto the public highway i.e. Upper Colliers Row.

Details of the means of foul and surface water drainage(incorporating SUDS principles where appropriate), shall be submitted to, and approved by the LPA, prior to commencing any works on site, and be completed prior to occupation of the dwelling(s).

A structural design certificate, completed and signed by a Chartered Engineer shall be submitted along with any Full Planning Application after the Engineer has satisfied himself as to the stability of the site by sufficient appropriate tests.

Details of the following:- a) Access, b) Driveway, c) Parking area, d) Turning area, e) Visibility splays, f) Surface water drainage, shall be submitted to, and approved by, the LPA prior to works commencing.

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.

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 independent 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 independent of any planning approval.

The applicant should be advised that the development should be designed and constructed in accordance with the latest edition of the Merthyr Tydfil County Borough Council Design Guide for Residential, Commercial and Industrial Estate.

The applicant is advised that the parking and servicing requirements of the proposed development should comply with the standards included in the CSS Wales Parking Standards 2008.

Applicant is advised to contact the MTCBC SAB Officer at the earliest opportunity, with regards storm water discharge and compliance with Welsh Government legislation of January 2019. This approval is independent of any future planning approval.

Junction analysis is considered necessary at Upper Colliers Row/Heolgerrig Road to establish both existing/proposed visibility and capacity concerns


pp Carwyn Morris
Engineering & Traffic Group Leader .