

Application No. / Rhif Cais: **15/02590/MJR**
Date / Dyddiad: 16/12/2015
Please ask for / Gofynnwch am : Richard Cole
Telephone / Ffon: 029223 30826



County Hall
Cardiff,
CF10 4UW
Tel: (029) 2087 2087

Neuadd y Sir
Caerdydd,
CF10 4UW
Ffôn: (029) 2087 2088

Vale of Glamorgan Council
Dock Office
Barry Dock
Barry
Vale of Glamorgan
CF63 4RT

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)

Proposal: REQUEST FOR OBSERVATIONS ON 2015/01131/FUL - PROPOSED REMOVAL OF FILL MATERIAL, IMPORTATION OF INERT WASTES WITH THE PROGRESSIVE RESTORATION OF THE FORMER MINERAL WORKING AREAS ASSOCIATED WITH THE FORMER ELY BRICKWORKS

Location: FORMER ELY BRICKWORKS, WODEN PARK, CF5 5LB

Thank you for your request for the observations on the above proposal, which was received at this office on 14/10/2015.

I have consulted with the Head of Transportation Services and his observations are included within this response.

I have been in discussion with Highways and they have responded as follows.

- (i) With specific reference to the submitted 'Transport Evaluation' officers would request that the report also consider the following:
- The Heol Trelai / Caerau Lane junction. What will the flows be as a % of flows at this junction?
 - The Heol Trelai Crossing shown on attached plan – there are existing issues at this location when buses stop at the bus stop.
- (ii) With regard to the A4232:
- The height of the bridge over Cwrt Yr Ala road would be sufficient for HGV's to pass under....however
 - The existing carriageway is approximately only 4.0 metres wide under the bridge and on approach which would not be sufficient for two HGV vehicles to pass. How will this be mitigated?
 - Our structures engineer has asked what control there will be on excavations and vibrations generated on site as a result of the proposals and how this will be monitored?



(iii) With regard to Cwrt Yr Ala Road:

- Concerns have been raised relating to the current make up of the existing carriageway, i.e. whether it was originally designed to accommodate this level of HGV traffic. Therefore, it would be recommended that samples be taken prior to determination of this application. This data would then be used to monitor any damage that may occur as a result of the development. Any damage that does occur would subsequently have to be repaired and fully funded by the developer in accordance with an approved programme (to be agreed).
- It is understood that the survey included within the submitted 'Transport Evaluation' was undertaken prior to the new development off Cwrt Yr Ala Road being occupied and as such does not represent current conditions. It would be recommended that this be re-visited prior to any determination.

I also maintain my concerns regarding the impact on the amenities of local residents living on Cwrt yr ala road resulting from increased levels of HGV movements along that carriageway, which is, as acknowledged within the planning statement a quiet road, and where I would suggest such impacts would perhaps be more noticeable than on a more heavily trafficked road.

I note the limitation of hours of working and of Monday to Friday working and proposed dust mitigation, however If you are minded to recommend the application for approval I would also wish to see some further agreement by the applicant to undertake cleaning and dampening regime of every vehicle leaving the site and a monitoring and regular cleaning regime of the Cwrt yr ala road highway to mitigate any dust and debris as might result from vehicle movements into the site.

I would be pleased if you would request clarity from the developer on the above, but if you are minded to make a recommendation on the application prior to such information/agreement being forthcoming then Cardiff Council would recommend pre-commencement conditions be attached relating to a scheme of 'Highway Improvements/Method of Control' to overcome the width restriction (where this currently exists) and enable two vehicles to pass along Cwrt Yr Ala Road, the provision of a 'Construction Management Plan', the undertaking/monitoring of a 'Carriageway Survey' along Cwrt Yr Ala Road and the preparation of a 'Monitoring Framework' for those excavation works being carried out on site.

I would be pleased to be advised of any further information received in respect of the application.

Yours faithfully

James Clemence
HEAD OF PLANNING