

Matthew Griffiths

From: Gareth George <[REDACTED]>
Sent: 17 August 2026 10:59
To: Matthew Griffiths
Cc: Gareth; David Adams
Subject: P2025/0182 land at varteg fawr section s73 application
Attachments: GHY-ENT-02-DRG-01e Layout Plan.pdf; GHY-ENT-02-DRG-02h Adoption Plan.pdf; GHY-ENT-02-DRG-03d Levels and Setting out.pdf; GHY-ENT-02-DRG-04d Highway sections.pdf; GHY-ENT-02-DRG-05b Highway Construction Details.pdf; GHY-ENT-02-DRG-06a White lines and vehicle tracking.pdf; GHY-ENT-02-Xref-02 - Proposed site v6a3.dwg; Open box beam installation details.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Bore da / morning Matthew ,

With reference to your email and the related NPT highway consultations of june26 , we respond as follows

1. highway observations - please find attached updated drawings which address the observations as follows ,
 1. A turning facility to the private drive is now provided as shown
 2. a box barrier restraint system is propped around the adoptable hammerhead as shown
 3. the footway is now extended around the hammerhead
 4. a street lighting scheme has been designed , the street lighting drawing and radiance calculations will follow separately
 5. footway extended around hammerhead as noted above
 6. the house layouts are indicative and as already discussed with NPT individual full planning applications would be made for each plot . , and house types do not form part of this application . Notwithstanding that the submitted drawings do show indicative a mix of 2 -4 bed houses and how the car parking standards can be achieved
 7. the only wall / highway retaining wall proposed on this application is a low (some 300-900mm retaining only) masonry retaining g wall at back of verge on the access splay in (left side) this is detailed on drawing ref /04 section A - we suggest design calculations could form part of a condition if need be

B) SAB board comments

1. we note the SAB comments and need for suds drainage scheme , and are preparing a drainage plan for submission to SAB initially as a pre app and to NPT planning , this scheme based on a attenuation and soakaways type system will follow separately as its different legislation

I do hope these comments and attached drawings assist and progresses matters so we can move on to an approval and then construction

Regards
Gareth m George

Sent from [Outlook for iOS](#)

From: David Adams <[REDACTED]>
Sent: Friday, 14 August 2026 14:28:57
To: Gareth George <[REDACTED]>
Cc: Rob Williams <[REDACTED]>
Subject: Bryn updated S38/S278 drawings

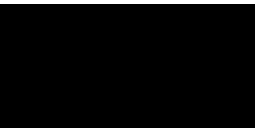
Hi Gareth,

Please see attached updated design drawing package for Varteg, Bryn.

I am just waiting for the updated street lighting plan and will forward ASAP

Cheers
Dave

David Adams
Associate Director



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IMPORTANT NOTE – Rob will be retiring from his company as Entran Ltd Director and will essentially come and work for my company DJA Consultants Ltd as roles reverse to see him through to his final retirement.

Please note that there is **no** conflict of interest in doing this and Rob is fully onboard with the future of DJA Consultants Ltd with his involvement as a consultant.

I will be formally addressing this to all clients shortly within 2 weeks before these changes complete which will be from 4th September 2026. Any questions please do not hesitate to ask and we look forward in supporting you in the future as DJA Consultants Ltd.

Same contact mobile number: [REDACTED]

Contact email details:

