

INTERNAL MEMORANDUM

Your Ref.: P/24/0093

Our Ref.: 24/0093

To: Town Planning – Development Control

FAO: Adam Foote

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 10/05/2024

OBSERVATIONS BY THE ENGINEERING AND HIGHWAYS DIVISION IN RESPECT OF DEVELOPMENT AFFECTING EXISTING OR PROPOSED PUBLICLY MAINTAINED HIGHWAY

PROPOSED DEVELOPMENT

The planning application is for outline planning permission with all matters reserved for the construction of four new dwellings and associated works at the land adjacent to 36 Hylton Terrace, Bedlinog, CF46 6RG

LOCATION

Land adjacent to 36 Hylton Terrace, Bedlinog, CF46 6RG. The development is on a highway adopted road adjacent to Bedlinog Primary School.

PLANNING HISTORY

None Indicated.

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Indicative Site Layout Drawing No. AL(0)003	AL(0)003	15/04/24
<u>Indicative Layout Plan</u>	<u>AL(00) 005</u>	<u>15/04/24</u>

Proposed Access Arrangement including Visibility

As this is an outline planning application all plans are indicative, however, those submitted indicate that the proposed access into each of the dwellings will be along the sites frontage along Commercial Street. With each dwellings having a drive and an associated garage. As Commercial Street is not a classified road there is no requirement for a turning area and therefore cars will be able to access the parking either by reversing into or out of the parking areas which is acceptable. With a footway along the sites frontage and given that the footway is approx. 1.8m wide visibility in either direction is acceptable given this is within a 20mph speed restriction. The parking of cars may reduce visibility but as with any access drivers will have to drive with caution should this be the case.

Parking Provision

The garages shown on the plan “**Indicative Site Layout Drawing No. AL(0)003**” are currently under provision as they are shown at 5.05(L) x 3.022(W). The proposed garages should be a minimum 3m in width x 6m in length as per the all wales standard details. If the garages remain substandard they cannot be regarded as parking spaces.

Within the submitted documents, there is no indication on the size of the proposed parking spaces/driveways, the applicant should submit this information and ensure that there is a clear length of 6m in front of the proposed garages.

Within the Welsh parking standards, it states, “*1 space per bedroom should be provided*” therefore the 2no spaces submitted for each dwelling are deemed acceptable.

Within the submitted documents, there is no indication of the type of material that will be used for the proposed parking areas/ drives. A plan should be submitted to show how these areas are to be constructed, and as such, should be consolidated, not loose chippings and/or stone. All private surface water run off should be prevented from spilling out onto the adopted highway. How this is to be achieved should be shown on future plans.

The applicant should be made aware that to access the parking area/ drives a drop kerb licence (s184 Licence) will be required. These are obtained through MTCBC once planning permission is given, there is a charge for these licences

No cycle parking is required as per the Welsh Parking Standards 2014.

Active Travel / Sustainability

Whilst there is a footway along Hylton Terrace/Commercial Street in the vicinity of the site, its width is below standard and narrows down to 1.4m (not including street furniture). The local footway network to the east of the development is non-existent with a pseudo footway (lining coloured surfacing on carriageway) and to the west of the development, the footway is narrowed down more than it is currently, at various locations, due to the existing street furniture. However, even though this local network is not to standard it does offer the opportunity for residents to walk to and from the site primarily on footway.

Pedestrians can access the proposed development via the local public transport network. There are 2no bus stops located along Hylton Terrace/ Commercial Street . One bus stop is adjacent to the proposed development and the other is approximately 100m from the proposed development.

Accident Data

Accident Data has been interrogated and it concludes that there has been one accident recorded in 2022 along Hylton Terrace in the last five years. Indeed, there appears to be no local cluster areas within the search area.

SAB

The applicant is advised that SAB requirement is applicable.

RECOMMENDATION

In conclusion there is no highway objection and the following conditions are recommended:-

1. Surface water run-off from the proposed development shall not discharge onto the public highway or connect to any highway drainage system unless agreed otherwise in writing with the Local Planning Authority.

Reason: In the interests of highway safety and to prevent over capacity of the existing highway drainage system.

2. Notwithstanding the submitted plans, development shall not commence until details are submitted by the applicant indicating positions of all street furniture and traffic calming features that are effected by the proposed works.

Reason: To ensure that existing footways and accesses can be fully operational in the interest of highway safety.

3. Notwithstanding the submitted plans, development shall not commence until details are submitted by the applicant indicating the dimensions of all new garages

Reason: To ensure that the proposed garages are built to standard in accordance with the All Wales Standard Details. Garages should be 6m in length x 3m in width

4. Notwithstanding the submitted plans, development shall not commence until details are submitted by the applicant indicating the dimensions of the proposed driveway utilising a 6m driveway at the front of the proposed garages

5. Reason: To ensure that vehicles are kept off the local highway in the interest of highway safety.

6. Notwithstanding the submitted plans, development shall not commence until details are submitted by the applicant indicating the proposed type of material within the parking areas, and as such, it should be a consolidated area and not loose chippings and/or stone.

Reason: In the interests of highway safety.

NOTES:

The applicant should contact the council's Highway Maintenance Department regarding the approval of a section 184 license in relation to any vehicular crossovers. This this must be obtained separate to this planning permission once reserved matters have been granted.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways