

INTERNAL MEMORANDUM

Your Ref.: P/22/0215

Our Ref.: 22/0215

To: Town Planning – Development Control

FAO: Caroline Pulley

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 02/09/2022

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

PROPOSED DEVELOPMENT

Erection of a dwelling at Land Off Cardiff Road A4054 and To the North of 21 Mount Pleasant Cardiff Road.

PLANNING HISTORY

None.

HIGHWAY ASSESSMENT

The proposal is for the construction of a single 2 bedroom residential dwelling with associated access off the A4054 Cardiff Road.

Access

The proposal would be served off the A4054 Cardiff road at the location of the existing gate to the land in question.

There is concern with the lack of a segregated pedestrian footway facility on the development side of the A4054 Cardiff Road. As such, pedestrian movements to/from the proposed development would be forced across the carriageway each and every trip. This would discourage walking trips to/from the proposed development contrary to the aims of the Active Travel (Wales) Act.

Nevertheless, there is scope for the site boundary to be set back to provide a 2.0m wide footway along the common boundary between the development site and the A4054 that would connect to the existing footway to the northwest of 21 Mount Pleasant. The footway should also incorporate a vehicular crossover at the location of the proposed vehicular access to the development.

There is scope for the aforementioned footway to be secured via a pre-commencement planning condition. As such, in lieu of raising highway objection, a condition is suggested below.

Vision Splays

Although the A4054 Cardiff Road currently has a 30mph hour speed limit, this is to be reduced to 20mph in line with the Welsh Government's implementation of a 20mph speed in residential areas. As such, vision splays of 2.4m x 22m should be provided.

What appears to be a proposed hedge-line would limit vision to the left to circa 2.4m x 11m. Nevertheless, there is scope for the hedge-line to be set back outside of the required 2.4m x 22m vision splay. As such, in lieu of raising highway objection, a condition is suggested below.

Circulation

The proposed drive provides sufficient space to allow vehicles to enter and exit the property in a forward gear. The proposed drive is to be formed in gravel which has the potential to be tracking onto the public highway and result in highway safety concerns.

As such, the proposal gives no fundamental cause for concern regarding internal circulation subject to a condition requiring the first 10 m of the drive to be surfaced in a bound material.

Parking

The proposal is for the construction of a single 2 bedroom dwelling. In accordance with Wales Parking Standards 2008, residential properties have an off-street parking requirement of 1 space per bedroom (maximum requirement 3 spaces). As such, the proposal has a requirement of 2 spaces.

The gravel drive is sufficient in size to accommodate 2 parked vehicles whilst still allowing space for access and egress of the property in a forward gear.

As such, the proposal gives no undue cause for concern regarding off-street parking provision.

RECOMMENDATION

No highway objection is raised subject to the following condition(s):

1. Notwithstanding the approved plans, development shall not commence until details providing for a setting back of the site boundary to provide a 2.0m wide footway, together with vehicular crossover, along the common boundary of the development site and the A4054 Cardiff Road have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to occupation of the approved dwelling.

Reason: To ensure the adequacy of the footway/crossover, to encourage walking as a means of travel and in the interests of highway safety.

2. Notwithstanding the approved plans, development shall not commence until details providing for vision splays of 2.4m x 22m have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to occupation of the approved dwelling and retained thereafter in perpetuity.

Reason: In the interests of highway safety and the free flow of traffic.

3. The approved driveway shall remain for the parking and turning of vehicles only unless agreed otherwise with the Local Planning Authority.

Reason: To ensure vehicles are parked off the public highway, in the interests of highway safety and the free flow of traffic.

4. The proposed drive way shall be surfaced in a bound material for its first 10 m form the limit of the highway maintainable at expense.

Reason: To reduce the likely hood of debris being tracked onto the highway, in the interests of highway safety.

5. Surface water run-off from the private areas of the proposed development shall not discharge onto the public highway or connect to any highway drainage system unless agree 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.

NOTES

1. The footway and crossover should be in accordance with standard details 201 and 202 respectively (attached for reference). The applicant should contact EngineeringandTraffic@merthyr.gov.uk quoting the planning permission reference for assistance in discharging the above condition if necessary.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways