

INTERNAL MEMORANDUM

Your Ref.: P/24/0111

Our Ref.: 24/0111

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask Jacquie Hobbs

for:

Date: 3rd June 2024

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

PROPOSED DEVELOPMENT: Re-profiling of front garden to create hard standing for parking and associated retaining walls

LOCATION: Hillcrest Mount Pleasant Troedyrhiw

PLANNING HISTORY: P/11/0344 Erection of detached garage

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS and PLANS

Document Name	Document/Drawing Number	Date
Proposed Plans and elevations		Dec 2023

Proposal

The proposed scheme of re –profiling provides an additional off road parking area adjacent to the existing detached garage, with pedestrian steps up to the main house. The submitted plan details a consolidated surface for the hardstanding area as well as Acco drain to intercept private water run off entering the adopted highway which is acceptable in principle.

Proposed Access Arrangement including Visibility

The access into the hardstanding area will be off Fernhill Close and given there is footway along the site frontage the developer will require a s184 licence to construct a vehicle crossover to access the hardstanding. As a unclassified road there is no requirement for a manouvering area within the site, and the visibility that can achieved is acceptable given the location and speed limit of Fernhill Close.

Parking Provision

The proposed scheme will increase the associated parking of the site, this is acceptable in highway terms.

RECOMMENDATION

In conclusion there is no highway objection to the proposal and the following conditions are recommended.

- Access and parking area shall be in accordance with the submitted layout plan, “ Proposed Plan and elevations Dec 2023, and constructed in consolidated materials (NOT loose stone or chipping), details of which to be submitted to and approved in writing by the Local Planning Authority prior to any development commencing on site. The approved details shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial use .

REASON: To ensure that adequate access and parking facilities are provided within the curtilage of the site, in the interests of highway safety.

- Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be made before beneficial use and maintained thereafter at all times.

REASON: In the interests of highway safety

NOTE / INFORMATIVE

The developer should be made aware that the proposed scheme will require the creation of the new vehicular crossover and this should be carried out to the satisfaction of the Highway Authority under provision of S184 of the Highways Act 1980. Therefore, a licence will be required, to be obtained from highways.

Jacquie Hobbs

pp Carwyn Morris CEng MICE

Head of Engineering and Highways