

## Highway Response

Ref: 25/0023

Date: 20/01/25

**PROPOSAL:** OUTLINE APPLICATION FOR PROPOSED DEMOLITION OF COMMERCIAL BUILDING AND CONSTRUCTION OF RESIDENTIAL DEVELOPMENT

**SITE:** Red Barn Wellfield Road Marshfield Cardiff CF3 2UB

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

**Highway recommendation:**

No objection subject to conditions.

**Highway Comments:**

The plans provided are only illustrative and the access, parking and servicing are not detailed. They must therefore all be conditioned; however, the principles of the development do not raise objection.

Any subsequent application must show compliance with visibility and parking requirements as set out in the relevant guidance. In addition, it will be necessary to provide for cycle storage and electric vehicle charging. Swept path assessments will also be needed to demonstrate that HGVs can access and egress the site in forward gear. Provision for refuse collection must also be demonstrated.

It is assumed that the access will remain privately maintained, but it should still be designed to adoptable standards and a management plan secured.

In summary, there are therefore no objections in principle, subject to the following conditions.

**Suggested Conditions:**

Except for site clearance and remediation no development shall take place until full details in the form of scaled plans and/or written specifications have been submitted to and approved in writing by the Council as Local Planning Authority to illustrate the following:

- a) proposed highway layout including the highway boundary
- b) dimensions of any carriageway, cycleway, footway and verges
- c) visibility splays
- d) proposed buildings and site layout, including levels
- e) accesses and driveways
- f) parking provision
- g) drainage and sewerage system
- h) all types of surfacing (including tactile paving), kerbing and edging
- i) full working drawings for any structures which affect or form part of the highway network

The development shall be carried out in accordance with the approved drawings and details prior to first occupation of the development unless otherwise agreed in writing by the Council as Local Planning Authority.

Reason: To ensure a satisfactory development of the site and a satisfactory standard of highway design and construction in the interests of highway safety and the amenity and convenience of highway users together with suitable means of drainage.

No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed roads within the development have been submitted to and approved in writing by the Council as Local Planning Authority. The roads shall thereafter be maintained in accordance with the approved management and maintenance details until such times as a private management and maintenance company has been established.

Reason: To ensure that roads serving the development are maintained to an acceptable standard in the interests of safety; to ensure a satisfactory appearance to the highway infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

The development shall not be implemented until the surface water drainage of the site has been designed to prevent the discharge of water on to the highway. The drainage design shall be submitted to and approved in writing by the Council as Local Planning Authority.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users.

No part of the development shall be brought into use until visibility splays of 2.4 x 25 metres, measured as described in Section 7.7 of Manual for Streets (DfT, DCLG, Welsh Assembly, 2007) have been provided at the proposed junction with Wellfield Road. The splays shall be provided clear of obstruction to visibility exceeding 600mm in height above footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To ensure adequate visibility at the junction or site access is made and maintained in the interests of road safety.

Except for site clearance and remediation no development shall take place until a scheme to permanently close off the existing vehicular and/or pedestrian access on to Wellfield Rd has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before any part of the development has been brought into use unless otherwise agreed in writing by the Council as Local Planning Authority.

Reason: To limit the number of access points to, and to maintain the proper construction of, the highway in the interests of road safety.

No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

The layout of the development shall include a turning facility to enable heavy goods vehicles to enter and leave the highway in forward gear in accordance with details to be approved in writing by the Council as Local Planning Authority. The turning facility shall be kept free of all obstructions and be available for use at all times.

Reason: In the interests of road safety as vehicles reversing into the highway cause a hazard to other road users.

No dwelling within the development hereby approved shall be occupied or any first use commenced until that part of the internal highway infrastructure which provides access to the to the individual dwelling has been constructed to binder course surfacing level (or paved) and is available for use in accordance with the approved plans.

Reason: To ensure that satisfactory access is provided before the development becomes operative in the interests of road safety and the convenience of users of the highway.

Except for site clearance and remediation no development shall commence until a scheme identifying areas of parking and servicing in accordance with the Council's current standards, has been submitted to and approved in writing by the Council as Local Planning Authority. The development shall not be brought into use until the areas identified have been surfaced, drained and permanently marked out or demarcated in accordance with the details agreed. The parking and servicing areas shall be retained as such thereafter.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation, manoeuvring, loading and unloading of vehicles as well as parking, and that hard-surfaced areas have a satisfactory appearance.

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

**Informative notes:**

It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.

Street name or property numbering is required as part of this development. Developers are required to contact Warrington Council who are the street naming and property numbering authority to arrange for addresses to be attributed to the development. Developers or property owners cannot attribute property numbers or addresses themselves. In the first instance, the applicant is required to contact the Council's Traffic Management, Road Safety & Adoptions Team on for further details. Please note there is a fee for this process which shall be advised upon application.

The applicant is reminded that it is an offence to allow material to be carried from the site and deposited on or cause damage to the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute persistent offenders under Sections 131, 148 & 149 of the Highways Act 1980.