

Highway Response

Ref: 26/0205

Date: 04/04/26

PROPOSAL: LOWERING OF KERB, CONSTRUCTION OF HARD STANDING TO ACCOMMODATE 2 NOS. PARKING SPACES AND CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE

SITE: 30 St Mellons Road Marshfield Cardiff CF3 2TX

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The drive is acceptable in principle, however there is insufficient clear detail. The plans are annotated as "*a combination of permeable concrete bricks and gravel*". The detail is critical to highway safety, particularly the location of any gravel.

As previously advised visibility and gates need to be conditioned in the interest of highway safety.

The 6m "dropped kerb" should be inclusive of transition kerbs. The applicant should note that separate licence is required for these works, which is independent of planning permission. (refer to notes below).

In conclusion, there are no highway related objections, subject to the following conditions.

Suggested Conditions:

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.

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 St Mellons Rd. The splays shall be provided clear of obstruction to visibility exceeding 1000mm in height above 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.

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.

Except for the purposes of constructing the initial site access, there shall be no movement of construction or other vehicles between the highway and the application site until that part of the access extending from the nearside edge of the highway boundary of St Mellons Rd for a minimum distance of 5 metres into the site has been appropriately paved in a bound material such as tarmacadam, concrete, block pavements or other material approved in writing by the Council as Local Planning Authority.

Reason: In the interests of road safety to prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users.

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.

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.