

Highway Response

Ref: RECON 26/0264

Date: 19/06/26

PROPOSAL: PROPOSED DETACHED DWELLING WITH DETACHED GARAGE AND ASSOCIATED WORKS

SITE: Mill House Mill Lane Castleton Cardiff CF3 2UT

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Not supported.

Highway Comments:

Following receipt of amended access proposals, we would update our comments as follows.

The amended location is accepted as being the optimum position, but the hedges have not been relocated. It is suggested that they could be maintained at 600mm. Firstly the visibility splay extends beyond the red line, complicating the potential to condition this. Secondly experience shows this would not be maintained or practical.

The identified visibility splay is based on an assumption that all vehicles travel along the centre line. This is not a safe assumption and is only true for cars or larger vehicles. An offset from the carriageway edge would however be acceptable and reasonable.

It is accepted that the lane would have low speeds and infrequent movements, but it is not wide enough to allow vehicles to pass if exiting vehicles creep out, which prevents relaxation of standards.

Pedestrian visibility has now been addressed satisfactorily, but vehicular visibility is below standard.

We note however that the lane is punctuated with drives with poor visibility and not used for through traffic. On that basis we do not offer any formal objection, subject to the following conditions.

Suggested conditions:

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the carriageway of Mill Lane for a minimum distance of 5 metres into the site shall be 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: 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 in the interests of road safety.

No part of the development hereby approved shall be occupied until the visibility splays defined on Drawing No. 24991_700 01 are cleared of all obstructions to visibility exceeding 600mm in height above carriageway level. The visibility splays shall subsequently be maintained free of any visual obstruction thereafter.

Reason: To ensure adequate visibility at the street junction or site access in the interests of road safety.