

Highway Response

Ref: 25/0256

Date: 24/04/25

PROPOSAL: RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LAYOUT, SCALE AND LANDSCAPING PURSUANT TO OUTLINE PLANNING PERMISSION 23/1058 FOR A RURAL ENTERPRISE WORKERS DWELLING AND PARTIAL DISCHARGE OF CONDITIONS 3 (PARKING), 4 (ELEVATIONS), 6 (CEMP), 7 (DRAINAGE), 8 (BOUNDARY TREATMENTS), 9 (LEVELS), 10 (ARCHAEOLOGY) AND 11 (LANDSCAPING)

SITE: Llanfair Farm Church Lane Marshfield Cardiff CF3 2UF

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

No objection to proposals or partial discharge of condition 3 and no comment regarding other conditions.

Highway Comments:

The development is remote from highway and the CEMP and parking provision should mean no impacts are anticipated. The parking is appropriate and we would recommend partial discharge of condition 3 in so far as the scheme is approved but remains to be provided.