

Highway Response

Ref: RECON 26/0264

Date: 18/05/26

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:

Objection maintained on highway safety grounds.

Highway Comments:

Pedestrian visibility splays must be provided for the footway and the footpath. Furthermore, vehicles must approach at an angle that facilitates proper observations (close to perpendicular). The pedestrian splays is therefore not accepted as sufficient.

There is no key provided with the visibility plan, but it appears that the blue line may be the limit of the applicant's control. All visibility splays must be within this. The vehicular visibility is not clear but certainly much is outside the ownership or adopted highway and to the other side it relies on regular maintenance of a hedge, which is not acceptable.

We would suggest relocating hedges and providing the access away from the public path.

In conclusion the applicant has not addressed the visibility issues adequately and the objection is maintained on highway safety grounds.