

Highway Response

Ref: RECON 26/0029

Date: 27/04/26

PROPOSAL: CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE AND REINSTATING DRIVEWAY USING ORIGINAL OPENING TO THE SITE (RETROSPECTIVE) AND PROPOSED LOWERING OF BOUNDARY WALL

SITE: Beech House 21 St Mellons Road Marshfield Cardiff South Wales

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The plans now show the high wall reduced in height to similar levels as the lower/retaining wall which addresses the visibility issue to this side (right when exiting).

The plans however indicate planters that would impact visibility to the other side. These should be relocated away from the access. As there is no footway the verge is the likely to be used instead. This could be addressed via a condition to provide and retain pedestrian visibility splays. It would require planters to be located away from the corner.

In summary there are no objections subject to the following condition.

Suggested Condition:

No part of the development shall be brought into use until visibility splays of 2metres by 2 metres have been provided on each side of the access. The depth shall be measured from the back of footway/verge; and the width measured outward from the edges of the access. The splays shall be created clear of obstructions to visibility at or above a height of 0.6 metres above verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility in the interests of road safety.