



## Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Ref:	2024/00224/FUL
Observations By:	James Aitken
Date:	19 June 2024
Location:	Bolston House, Bonvilston
Proposal:	Demolition of the existing dwelling and re-development of the site to accommodate residential development and associated works
Case Officer:	Mr William Groom

The proposed development comprises of 14 residential units, new access arrangement off the A48 and internal estate road which includes a shared surface to the North of the development boundary.

The proposed access arrangement has been checked for suitable visibility and there is no concern from the highway with regard to achievable vision. The access junction radii has been proposed at 4m on the left hand side and 8m on the right hand side. There are no highway standards which determine that a 4m radius is acceptable however Manual for Streets 2 indicates that radii can be reduced below 6m if in city/urban environments. This site is not suitable to provide a 4m radius off a Class-A road at 40mph speed limit and thus this radius will need to be improved to provide a minimum 6m. The swept paths also show conflict with the opposite kerb line turning in and if a car is waiting at the junction the refuse vehicle would not be able to turn into the site.

The widening of the footway along the site frontage will need to be elongated along the A48 to the West to ensure a smooth alignment and this could be secured as part of a suitable worded condition.

Until such a time as the above is addressed the highway authority has no further comment.