



Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Ref:	2022/00449/FUL
Observations By:	James Aitken
Date:	27 May 2022
Location:	Wild Rose Cottage, Duffryn Lane, St. Nicholas
Proposal:	Proposed mixed unit holiday accommodation scheme
Case Officer:	Mrs. Helen Winsall

Further to a recent site visit carried out, the highway authority would advise that further information and amendments are required in order to fully consider the application. The highway authority would comment as follows.

1. The visibility splays shown in the Transport Statement appear to be obstructed by private land. The site boundary will need to be set back or visibility splays will need to be free from obstructions and maintained in perpetuity. Also, in order to properly check the vision splays, a drawing to an appropriate scale should be provided.
2. The junction shall be set out with minimum 6m radius kerbing and appropriately shown on a plan.
3. A turning head/ turning area will need to be provided within the site to ensure maintenance vehicles, waste vehicle and cars towing caravans are able to enter the site and leave in forward gear. The turning head at the top of the site is not deemed suitable and due to its location could potentially attract reversing out of the site. A turning area should be provided in the vicinity of Zone 1 or 2.
4. Swept Paths/tracking will need to be provided for the site access for a large family car towing a large caravan and commercial/waste vehicles. There is a need to ensure that the access proposed in conjunction with the above comments will operate safely and prevent unsuitable manoeuvres on the highway to the detriment of highway safety.

5. As per the above point swept paths/tracking will also need to be provided for the proposed turning area within the site.
6. In addition to the above two points, it is unsure if a large family car towing a large twin axle tourer caravan will be able to turn in out of the junction of Duffryn Lane with the A48. Therefore, swept paths should be provided for the existing signalised junction.
7. Information is required as to the proposed maintenance of the site and waste collections. The bin store can be seen close to the access however it would not be advised for waste collection vehicles to obstruct the highway when collecting commercial waste for long periods of time as is indicated by the transport statement.
8. For the glamping pod parking, longitudinal bays should be a minimum of 6m in length.
9. The width of the proposed access along zone 2 should be widened as 3m would be insufficient for maintenance vehicles and emergency vehicles.

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