



## Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Ref:	2022/00449/FUL
Observations By:	James Aitken
Date:	03 February 2023
Location:	Wild Rose Cottage, Duffryn Lane, St. Nicholas
Proposal:	Proposed mixed unit holiday accommodation scheme
Case Officer:	Mrs. Helen Winsall

Further to the previous observations the applicant has submitted a technical transport note in an effort to address the highway concerns. It is now recognised that the site will not be promoting provision for touring caravans and only tents or campervans will be able to book onto the site along with the glamping pods. This is deemed suitable and should alleviate the concerns of vehicles turning onto Dyffryn Lane from the A48 and turning into the site access.

The site will likely aid in intensifying the use of Dyffryn Lane for both vehicles and pedestrians although the lane does attract significant traffic at times due to the Dyffryn Gardens events and general visitors. There is lack of an off street footway for a distance from the proposed site travelling North and South however the lane is well used by pedestrians and in some cases cyclists and the addition of the campsite should not have a detrimental impact on the safety of users of the lane based on the existing and historic use. However, the introduction of a campsite could potentially intensify the use of the lane by pedestrians and cyclists and therefore some mitigating measures would be sought.

Visibility splays have been shown at the entrance which are in accordance with the 85<sup>th</sup> percentile speeds recorded along the lane of 27.8mph. Swept Paths have also been provided for the site access to ensure vehicles can safely negotiate without conflicting with oncoming vehicles.

The highway authority has no objection to the proposals in principle subject to the following:

1. Prior to beneficial occupation of the proposed site, a scheme of traffic calming and warning in the form of road markings and signage along Dyffryn Lane on either approach to the site access shall be submitted to and approved in writing by the Local Planning Authority. The signage could be but not limited to pedestrians in road signs accompanied by 'Araf' 'Slow' road markings and high friction surfacing which could aid in warning vehicles of the potential for pedestrians and others to be in the road.

Reason:- in the interests of highway/pedestrian safety.

2. The on site turning facility should be increased in size to be able to cater for larger vehicles entering the site in particular the Fire Tender. The current turning arrangement is shown outside of the red line boundary which at some point could be out of control of the applicant's land.



## 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.