



HIGHWAYS STATEMENT

Job No 2231

LAND ADJACENT TO 189, GRAIG ROAD, GODRERGRAIG
YSTALYFERA, SWANSEA
Mr & Mrs Williams

August 2023

A pre app was submitted in 2021, ref - Q2021/0151, we received the response on the 1st November 2021.

The Highways comments are noted below:

In terms of highway and pedestrian safety the Highways and Drainage Officer having assessed

all three options for the access, has advised that more favourable consideration would be given

to Option B subject to the following observations:-

- 1. The gradient of the driveway shall be no steeper than a 1 in 9.*
- 2. The driveway shall be constructed in accordance with Option B whereby the width of the driveway shall be a minimum of 3.6m, and 15.6m in length to accommodate 3 car parking spaces which are in accordance with the Council Parking Standards SPG Oct 2016. This based upon one car parking space per bedroom with a maximum of three car parking spaces.*
- 3. The entrance shall be provided with Pedestrian Visibility splays of 2.4m by 2.4m either side of the driveway, whereby nothing over 600mm shall be allowed to grow be constructed. The pedestrian visibility shall be retained as such thereafter.*
- 4. Any gates provided at the entrance of the driveway shall be constructed to that they open inwards only and not on to the public highway.*
- 5. Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.*
- 6. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority.*
- 7. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.*
- 8. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.*
- 9. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.*

The received Highways response was detailed with no mention of the vehicle visibility at this stage.

We worked up a scheme and submitted the Outline Planning Application based on the pre app response following the Planning & Highways comments,

Highways then asked for vehicle visibility splays based on 30mph speeds which we couldn't achieve, so we instructed for a speed survey to be undertaken which did not come back favourable so we decided to withdraw the Outline application.

We have decided to submit new application as the maximum speed for Graig Road as been reduced to 20mph for a 2 bedroom detached property to reduced traffic movements and with the house footprint repositioned to the other side to improve visibility.