

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		F.A.O	Amy Brittain
Our Ref:	ET/DC/MM/P/2022/0830	Your Ref:	P/2022/0830
Date:	28 th July 2023		

TOWN AND COUNTRY PLANNING ACT 1990

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PARCIO ODDI AR Y FFORDD / CONSTRUCTION OF A NEW ACCESS OFF A CLASSIFIED
HIGHWAY TO CREATE OFF ROAD PARKING**

2 RAGGS HILL WHITCHURCH ROAD RAGGS HILL BANGOR ON DEE

Grid Ref: E 340169.23 N 344680.38

I refer to your email dated 28 June 2023 in respect of the above providing additional information relating to this application.

The proposed development is located on the A525 Whitchurch Road which is a classified road subject to a 40mph speed limit.

Our previous response dated 5th May requested additional information as follows:

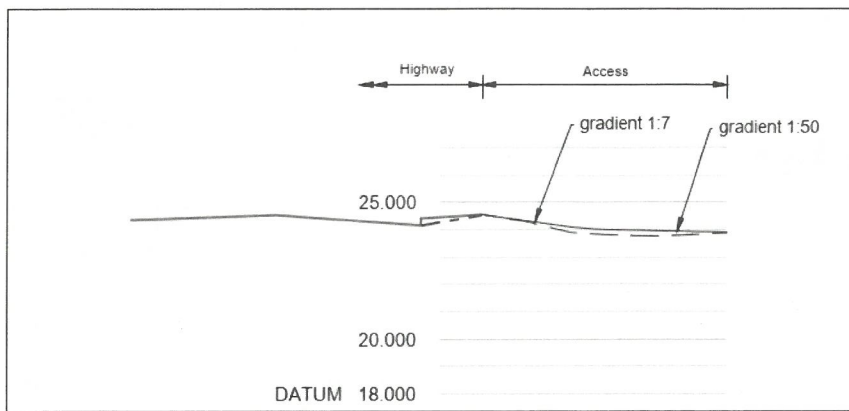
The applicant should provide further details in relation to the proposed access to confirm the following:

- The proposed access gradient into the site
- Confirm the intended use of the site and the size of vehicles using the new access.
- Re-assess swept path movements into the site to ensure all movements can be undertaken safely. This may require the site access to be relocated further south.

Based on the new information provided, the following comments are made in relation to the above.

Access Gradient

The gradients proposed on drawing number 22.002-103 Rev A are considered acceptable. However, due to the intended use of the site by a campervan sized vehicle, to avoid the potential for vehicle 'grounding' at the tie-in with the footway it is recommended that a transition/ vertical curve is considered to provide a smoother vertical alignment. See the sketch below with the red line showing the existing profile and blue the proposed.



Intended Use and Size of Vehicle

The size of vehicles using the site has been confirmed as a campervan and private cars. However, the intended use of the site has not been advised.

It is also noted in the covering email that the applicant states the existing top access will be closed, however, drawing number 22.002-102 Rev B states that the existing vehicular access to the property is to remain. This should be clarified.

Swept Path Movements

Additional vehicle tracking has been provided on drawing number 22.002-102 Rev B for the largest sized vehicle, a campervan.

Although it is accepted that there may be some slight overhang of the existing centre-line to the A525 when accessing the site, the left-in movement appears very tight with the full width of the site boundary required. The swept path also appears to follow the centre-line of the main carriageway before turning which may not be a true reflection of this movement.

As suggested in the previous response, there may be benefits in moving the proposed access further south to provide more turning space for this vehicle. A slightly wider access may also assist.

Actions

- It is recommended that a transition/ vertical curve is considered to provide a smoother vertical alignment into the site from the A525.
- Confirm the intended use of the site.
- Confirm whether the existing access to the property is to be closed.
- Review the site access location and width to assist with swept path movements for vehicles entering/ leaving the site.

Chief Officer, Environment & Technical