

2 Raggs Hill, Whitchurch Road, Bangor on Dee

Drop Kerb / Vehicle Crossover

22.002 Technical Summary

28th November 2022



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Overview

M2 Consulting have been appointed by James Jones of 2 Raggs Hill, Bangor on Dee, to apply for a drop kerb / vehicle crossover for their property. The property has an existing access to the side of their property and this application is to provide a secondary access to a field, this will be approximately 80m to the north.

Location

The property is 2 Raggs Hill, Bangor on Dee, situated to the south of A525, approximately 1 mile from the Bangor on Dee; land co-ordinates X:340137, Y:344709.

Existing Conditions

The property is located on the southern side of A525 to the south east of Bangor on Dee, this road travels north/south and is generally of straight horizontal alignment, a slight bend in the road positions the property on the outside of the bend, providing good visibility in both directions.

The property already has off street parking to the side of the building, accessed through a wooden gate; the property consists of open land to the north and this application will provide a secondary access to this field.

The existing kerb arrangement at the proposed access location consists of full height kerbs for the full extents, a footway of 1.5-2m wide will need to be regarded accordingly from the new drop kerb arrangement.

POSITIVE



Visibility

The required visibility is achieved in both directions from the proposed drop kerb location, as shown on drawing 22.002-102. The visibility shown in both directions is 2.4m x 120m as required for a 40mph road.

The stopping site distance (SSD) visibility is also shown on the above drawing for 120m in both directions, this is for the car turning right in to the access from the southbound carriageway. Although 120m is not quite achieved, visibility of 100m to the north, and 109m to the south is achieved, which is more than the 'one step below desirable minimum' of 90m.

In summary we believe the visibility along the road would not create a safety issue for road users should the drop kerb be installed in the required location.

POSITIVE

Neighbouring Properties

The neighbouring properties to the north on either side have existing vehicle access to their property via a drop kerb arrangements.

These properties are listed below, along with distance to the north of the proposed access:

- 20m – Existing farmers access
- 37m – Homeleigh (southern side)
- 30m – Sunnybank (northern side)

In summary, a drop kerb arrangement would be consistent with neighbouring properties along the road.

POSITIVE



Accident Data

The free accident data available online, informs that there have been no traffic accidents within the vicinity of the property within the last 5 years.

In summary, this section of highway is not considered dangerous, nor is the proposed drop kerb location.

POSITIVE

Conclusion

Given the above analysis, it is our opinion that the proposals within this application do not create an increased risk to road users, and would be consistent with neighbouring properties.

We believe the application should be approved.

POSITIVE

