

Casely & Whale - Architecture & Design
Dunedin
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Gobowen
Oswestry SY11 3NP

TH/PP/P/2011/0202
19th May 2011
Mr P Palmer
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FAO: Paul Whale

Dear Sir,

Knolton Farmhouse Cheese, Oswestry Road, Overton Wrexham.
Planning Ref: P/2011/0202

Further to your email dated 16/05/2011 including submission of speed survey for the above development, I comment as follows:-

The submitted speed survey indicates an 85th percentile wet weather speed of 42.5mph for vehicle approaching from the southwest and 40.5mph for vehicles approaching from the north east. Based on stopping sight distances interpolated from TAN 18 Annex B Table A, would equate to stopping sight distances of 113m and 105m respectively. The submitted information appears incorrect quoting a stopping sight distance of 103m for vehicles approaching from the north east.

However, based on these determined speeds, it would appear that adequate lateral visibility is available from the existing access in the north easterly direction (ie/ 2.4 x 105m+ measured to the nearside edge of the adjoining highway with no obstruction above the level of the adjoining carriageway. Forward visibility for vehicles approaching the access from the north east also appears adequate providing a stopping sight distance of at least 105m.

However, lateral visibility in the south westerly direction is currently inadequate providing a splay of approximately 2.4 x 66m measured to the nearside edge of the adjoining highway. Visibility in this direction is currently impeded by the existing tree along this section and may also be impeded by a section of the existing hedgerow beyond this tree.

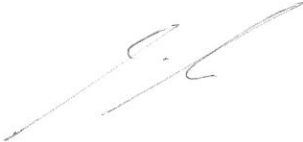
In order to provide adequate visibility from the proposed / existing access in the south westerly direction, the existing tree would need to be removed and a section of the existing hedgerow may also need to be removed / setback.

A visibility splay of 2.4 x 113m measured to the nearside edge of the adjoining highway is required in this direction. Visibility is measured from a driver's eye height of 1.05m to 2.00m positioned at the setback distance (2.4m) from the proposed access to an object height of between 0.26m and 1.05m.

I would recommend that you carry out a topographical survey of the site in order to demonstrate how the required splay(s) are to be provided. This should include a cross section indicating that the required splay(s) are available.

I await the requested information.

Yours faithfully,

A handwritten signature in dark ink, consisting of a series of fluid, connected strokes. The signature is slanted upwards from left to right.

Divisional Manager Environment & Project Development