

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0225	Your Ref:	P/2015/0225
Date:	6 July 2016		

Location: O. S Grid Ref: 2980 3970 Land west of and adjacent to The Bungalow, Old Park Road, Halton

Development: Use of land to provide residential gypsy / traveller pitches (7 plots) and erection of communal utility building

I refer to your revised consultation in respect of the above.

The site is located on a classified highway subject only to the national speed limit for which Welsh government recommends visibility splays of 2.4 x 215m to the nearside edge in both directions. It is not possible to provide these splays from the proposed site access.

However the applicant has employed a reputable highway consultancy to undertake a speed survey at the site which revealed 85th percentile speeds of 42mph in an eastbound direction (towards McDonalds) and 39mph westbound; for which Welsh Government guidelines TAN 18 recommend visibility splays of 2.4 x 112m to the west and 2.4 x 99m to the east.

Guidance states that visibility in the vertical plane shall be measured from a driver's height 1.05m to 2.00m positioned at a 2.4m setback distance to an object height of between 0.26m and 1.05m. This is to ensure that a vehicle approaching on the main road is easily identified at night.

The applicant has submitted a plan demonstrating what visibility splays are achievable and a sectional survey showing the gradient of the highway, which falls away approximately 80m to the west of the proposed access.

The plans demonstrate that there is a shortfall in visibility in both directions. To the west visibility is restricted to approximately 2.4 x 90m and to the east approximately 2.4 x 85m. Both splays are more than 14% short of Welsh Government guidelines.

Further Welsh Government advice recommends that sites are sustainable. This site is located some distance from any local facility and there is only limited footway provision in the vicinity of the site. It is questionable whether the site is located in a sustainable location.

I recommend that the application is refused for the following reason:

- It appears impracticable within the curtilage of the site to construct an access with Black Park Road which would provide sufficient visibility for vehicles emerging from the site

Peter Dornhwaite

PD Service Manager Environment