

AnnS Jones

From: Philip Forster
Sent: 07 January 2016 16:25
To: planning_admin
Subject: FW: Borrás Hall Highway Plans - Visibility Splay and Swept Path Analysis

P/2015/0777 highways response

From: Phil Palmer
Sent: 07 January 2016 15:25
To: Philip Forster
Cc: Peter Douthwaite
Subject: RE: Borrás Hall Highway Plans - Visibility Splay and Swept Path Analysis

Phil

The submitted information does not indicate how many HGV movements are anticipated per day during the 14 week construction period. Could you please ask the applicant to provide this information.

It would seem reasonable to request a Draft CTMP which includes the information I previously requested in my memo dated 13/11/2015. Borrás Hall Lane suffers from poor forward visibility and has sections of narrow carriageway along which the simultaneous passage of vehicles is not always possible. In my experience, this lane is used as a short cut to Gresford and beyond and drivers do not typically drive at appropriate speeds given the poor forward visibility along this lane.

Full visibility does not appear achievable from the proposed site access in the southerly direction.

Having discussed the proposed development with our Traffic Section, it is considered appropriate to request a temporary TRO to reduce the speed limit to 30mph along Borrás Hall Lane for the duration of the construction period. This would need to be funded by the applicant. I would recommend that this detail is included in a draft CTMP.

I await the requested information.

Regards, Phil

From: Philip Forster
Sent: 06 January 2016 20:39
To: Phil Palmer
Subject: FW: Borrás Hall Highway Plans - Visibility Splay and Swept Path Analysis

P/2015/0777

Hi Phil,

Would you have a look at these amended plans and comments following on from you formal comments on the application. Let me know your views on the info.

Ta

Phil

From: Jenny Coxon [<mailto:JennyCoxon@caulmert.com>]
Sent: 22 December 2015 10:40
To: Philip Forster
Subject: Borrass Hall Highway Plans - Visibility Splay and Swept Path Analysis

Hi Philip,

In response to the Highways consultation response on Borrass Hall dated 13th November 2015, please find attached a plan showing the visibility splays that can be achieved from the proposed access (2320.PLG.13), and two plans (2320.PLG.14 and 2320.PLG.15) showing how the maximum size of vehicle will access, turn on site and exit the site.

We accept that the existing access is substandard. With minor widening and limited hedgerow removal, we would be able to make use of an existing agricultural access gate, and during the construction phase public highway warning signs (to be agreed with the highways engineer) could be used to reduce vehicle speeds on Borrass Hall Lane near to the proposed access. During the operational phase the proposed development is only likely to give rise to one light van movement every 2 weeks. Consequently the traffic movements associated with the proposed development are unlikely to be different to general agricultural traffic which use this access at present. Following the removal of the temporary compound, it may be possible to relocate the site access to the north in order to improve visibility splays to the south. However this would require the significant loss of the existing hedgerow which we don't think is acceptable.

As set out at section 5.6 of the submitted Planning Statement, access for construction traffic will be from the south, however for completeness we have shown how vehicles will enter/exit the site to the north as well.

I would appreciate if you could forward the plans and the above commentary onto your Highways Department for consideration.

If you wish to discuss further, please do not hesitate to give me a call.

Kind Regards,

Jenny Coxon



Jenny Coxon

Caulmert Limited

Senior Planner

jennycoxon@caulmert.com

www.caulmert.com

Mobile: 07928 177500

Phone: 0161 928 6886

Altrincham Office • 8 St.George Court, Altrincham Business Park, Dairy House Lane • Altrincham • WA14 5UA • United Kingdom

Disclaimer: The information contained in this message is for the intended addressee only and may contain confidential and/or privileged information. If you are not the intended addressee, please delete this message and notify the sender; do not copy or distribute this message or disclose its contents to anyone. Any views or opinions expressed in this message are those of the author and do not necessarily represent those of Caulmert Limited or of any of its associated companies. Caulmert Limited cannot guarantee this email or attachments to be free from computer viruses and cannot be held liable for any damage caused by them.

Caulmert Limited Registered as a company in Wales and England. Number 06716319. Registered Office: Intec, Parc Menai, Bangor, Gwynedd, North Wales, LL57 4FG

