

Susan Davies

From: Matthew Phillips
Sent: 07 June 2012 14:41
To: planning_admin
Subject: FW: Visibility Splay at Potters Brook Farm, Bangor on Dee Ref. P/2012/0276

Highways comments to P/2012/0276

From: Phil Palmer
Sent: 07 June 2012 14:32
To: Matthew Phillips
Subject: RE: Visibility Splay at Potters Brook Farm, Bangor on Dee Ref. P/2012/0276

Matthew

Visited site today.

I understand that a previous speed survey along this section determined speeds requiring a stopping sight distance of 160m for vehicles approaching from the east. This was in relation to planning app ref: P/2000/0819.

TAN 18 would normally require any proposed / existing access to provide a visibility splay of 2.4 x 160m in the easterly direction measured to the nearside edge of the adjoining highway in which there shall be no obstruction.

The required splays / stopping sight distance is measured from a driver's eye height of 1.05m to 2.00m positioned at the setback distance to an object height of between 0.26m and 1.05m above the road surface in accordance with the Design Manual for Roads and Bridges – Volume 6 Section 2 Part 7 TD 41/95.

Visibility from the existing access remains inadequate in the easterly direction providing a splay of approximately 2.4 x 70m measured to the nearside edge of the adjoining highway. Visibility appears to be impeded by the corner of the existing barn (previously referred to as Barn B), the existing traffic sign, the existing highway verge / embankment, hedgerow and possibly the boundary fence in this direction.

I would recommend that the applicant carries out a topographical survey to determine exactly how the required splay could be provided from the existing access.

Regards, Phil

From: Matthew Phillips
Sent: 06 June 2012 09:58
To: Phil Palmer
Subject: FW: Visibility Splay at Potters Brook Farm, Bangor on Dee Ref. P/2012/0276
Importance: Low

Phil,

Please see attached - can you advise me if this addresses your objections to the above application.

Regards

Matthew

From: David Fitzsimon [<mailto:info@fitzsimonplanning.co.uk>]
Sent: 06 June 2012 09:55

To: Matthew Phillips

Cc: p.morgan845@googlemail.com

Subject: Visibility Splay at Potters Brook Farm, Bangor on Dee Ref. P/2012/0276

Importance: Low

Matthew,

Further to my e-mail of 25 May 2012, I have been advised by my clients, Mr & Mrs Morgan, that the necessary works to improve the visibility splay at the highway junction have been completed. I attach photographs to this effect.

I look forward to your response to my other points raised.

Regards

David Fitzsimon

----- Original Message -----

From: phillip morgan <p.morgan845@googlemail.com>

To: info@fitzsimonplanning.co.uk

Date: 05 June 2012 at 22:17

Subject: visability splay

Hello David

Please see attached photo's of the visability splay to the East of our yard entrance , I have now removed the offending corner of the Barn, which has now given us the clear site line of 180 meters @ 2.4 meters in from edge of highway,(which is 20 meters more than required by Wrexham council). please feel free to forward these photos on to David Williams if you feel they will help our case

Regards Phil Morgan