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PRE-PLANNING APPLICATION VISIBILITY SPLAY STATEMENT

Our ref: 20937/rca/PL/VS1/v1

Date: 9 December, 2020

2 NEW DWELLINGS ADJACENT 14 OLD ROAD, BAGLAN, NEATH PORT TALBOT SA12 8TT

Roger Casey Associates have been engaged by Mr Fred Best to prepare visibility and vehicle tracking proposals to support the above proposed development.

Land Survey data has been received from our Clients' Architect, Stephen Waldron Architect. This is shown on our drawing 20937/01.

Using drawing 20937/01 and the Architect's proposed site layout, drawing 20937/02 was created. The proposed site layout has been checked using vehicle tracking software for a typical car to access and egress the development in forward gear.

The existing property access will be stopped up and relocated more centrally to the frontage on to Old Road – away from Albion Road Approach junction. We understand Old Road is a 30 mph limited road in a built-up area. Currently the site has a direct access off the back of the footpath which is approximately 2 metres wide common with other adjacent properties. Further northwest, properties have no direct vehicular access on Old Road and on street parking is present.

Visibility requirements for the proposed access have been considered in accordance with Manual for Streets for 30 mph speeds – requiring a Stopping Sight Distance (SSD) of 43 metres as the Y distance of the visibility splay.

Considering visibility towards the northwest, it is possible to achieve an X distance of 2.4 m, compliant with 7.7.6 of Manual for Streets. Visibility to the southeast is limited by an existing masonry pillar associated with the driveway of the adjacent dwelling. This pillar limits the X to approximately 2.2 metres whilst still achieving the Y of 43 m. A minimum X of 2 m is permitted in some instances as Manual for Streets 7.7.7 which we hope would be considered acceptable by the Local Authority in this case due to the low speed, traffic and existing on street parking possibility requiring emerging traffic to see past.

The existing property access will be stopped up using a maximum 600 mm high boundary feature. The maximum height will provide inter-visibility between footpath users and traffic emerging from the proposed development where we have an X distance of less than 2.4 m.

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