

Proposed Access to Land at Higher Dean Street, Radcliffe, Manchester, M26 3RU

Access Appraisal

27th June 2022



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Proposed Access to Land at Higher Dean Street, Radcliffe, Manchester, M26 3RU

Access Appraisal

1. Introduction

- 1.1. This highways access appraisal has been prepared to investigate the feasibility of access for housing to Land at Higher Dean Street, Radcliffe, Manchester, M26 3RU.
- 1.2. The plots outlined within the site are currently empty and given over to grass with no access. During the application process Bury Council as the highways authority have stated that access to the land will not be supported via Harper Fold Road and access must be taken from Higher Dean Street.
- 1.3. Therefore, the purpose of this report is to consider the suitability of access to the development from the junction of Higher Dean Street and Canute Street.

2. Site location and existing use

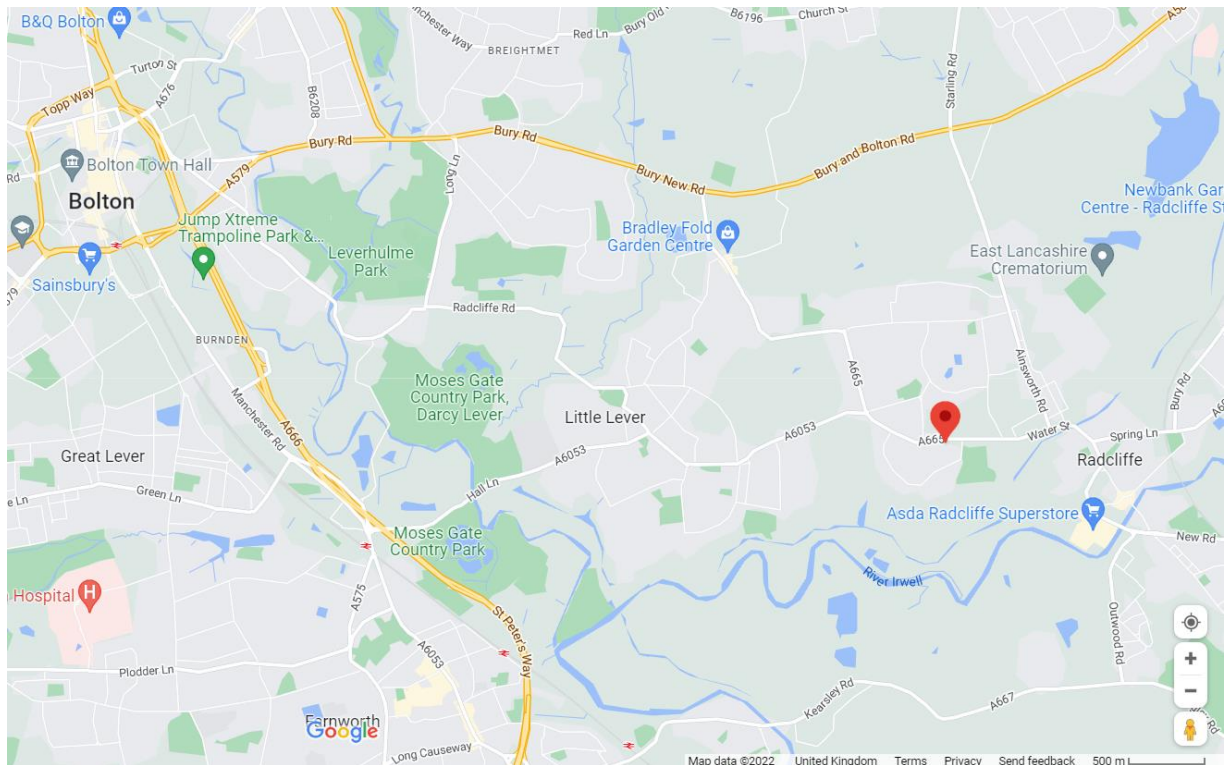


Figure 1: general site location

- 2.1. The site is located approximately 1.2 kilometers to the west of Radcliffe, approximately 7.5 kilometers east of Bolton, as shown on Figures 1 and 2.

- 2.2. Situated to the north west of the town centre, the site has frontage to Higher Dean Street and Canute Street to the west, the A665 Bolton Road to the north, and Harper Fold Road to the east. There is a Public Right of Way (PROW) to the west which runs through the land which has been maintained. This right of way measures 1.8 meters.
- 2.3. The site is located in a primarily residential area with local convenience stores and a school close to the site.
- 2.4. The site is currently raised, however this will be excavated to street level, giving the access no greater gradient than 8%.



Figure 2: detailed site location

3. Local highway network

- 3.1. The site is fronted by Harper Fold Road to the east. Harper Fold Road is mainly residential in nature with a speed limit of 20 mph and a carriageway width of 6.7 meters. There are well maintained footways either side measuring 1.8 meters and a good system of street lighting. Along the site frontage it has a junction with Cams Lane which provides access to Cams Lane Primary School. Harper Fold Road has a junction with the A665 Bolton Road and visibility is in excess of 43 meters in both directions at this junction. Access will not be taken via Harper Fold Road excepting via the current pedestrian footway.

- 3.2. The A665 Bolton Road fronts the site to the north. The A665 Bolton Road is an A class road with a speed limit of 30 mph and a carriageway width of 7.8 meters. There are well maintained footways either side measuring in excess of 1.7 meters and a good system of street lighting. Access will not be taken from the A665 Bolton Road.
- 3.3. The site is fronted by Canute Street to the west. Canute Street is primarily an access road to Higher Dean Street with a speed limit of 30 mph and a carriageway width of 7.4 meters. There are well maintained footways either side measuring in excess of 1.7 meters and a good system of street lighting. Opposite the site frontage there is a direct access to the rear of the properties on Higher Dean Street and the A665 Bolton Road. Along the site frontage Canute Street terminates at its junction with Higher Dean Street. This junction has a corner width of 11.0 meters and the land is situated on the outside corner of the junction. Canute Street has a junction with the A665 Bolton Road and visibility is in excess of 43 meters in both directions at this junction. To the west of this junction there is a signal controlled pedestrian crossing.
- 3.4. The site is fronted by Higher Dean Street to the west. Higher Dean Street is primarily residential road with a speed limit of 30 mph and a carriageway width of 7.4 meters. There are well maintained footways either side measuring in excess of 1.8 meters and a good system of street lighting. Along the site frontage Higher Dean Street terminates at its junction with Canute Street.
- 3.5. A review of the crashmap.co.uk database shows that there have been 4 personal injury accidents (PIA's) in the vicinity of the site access in the 5 year period between 2016-2020 inclusive, 3 classed as minor and 1 classed as severe. The severe injury accident took place on 06/03/2020 and involved 2 vehicles proceeding along the carriageway. The reports of these incidents are available in appendix 2. 4 PIA's in 5 years is taken to be indicative of a relatively safe highways network, therefore the road safety data shows that the highway network that serves the proposed site does not have any road safety problems.
- 3.6. Adjacent to the proposed access there is a street lighting column, number 2 on Canute Street. It is proposed to move this column to the corner of the plot where the site abuts the pedestrian right of way.
- 3.7. The PROW measures 1.8 meters.
- 3.8. At the point of the proposed access, forward visibility is in excess of 43 meters along Higher Dean Street and to the junction of Canute Street and the A665 Bolton Road.

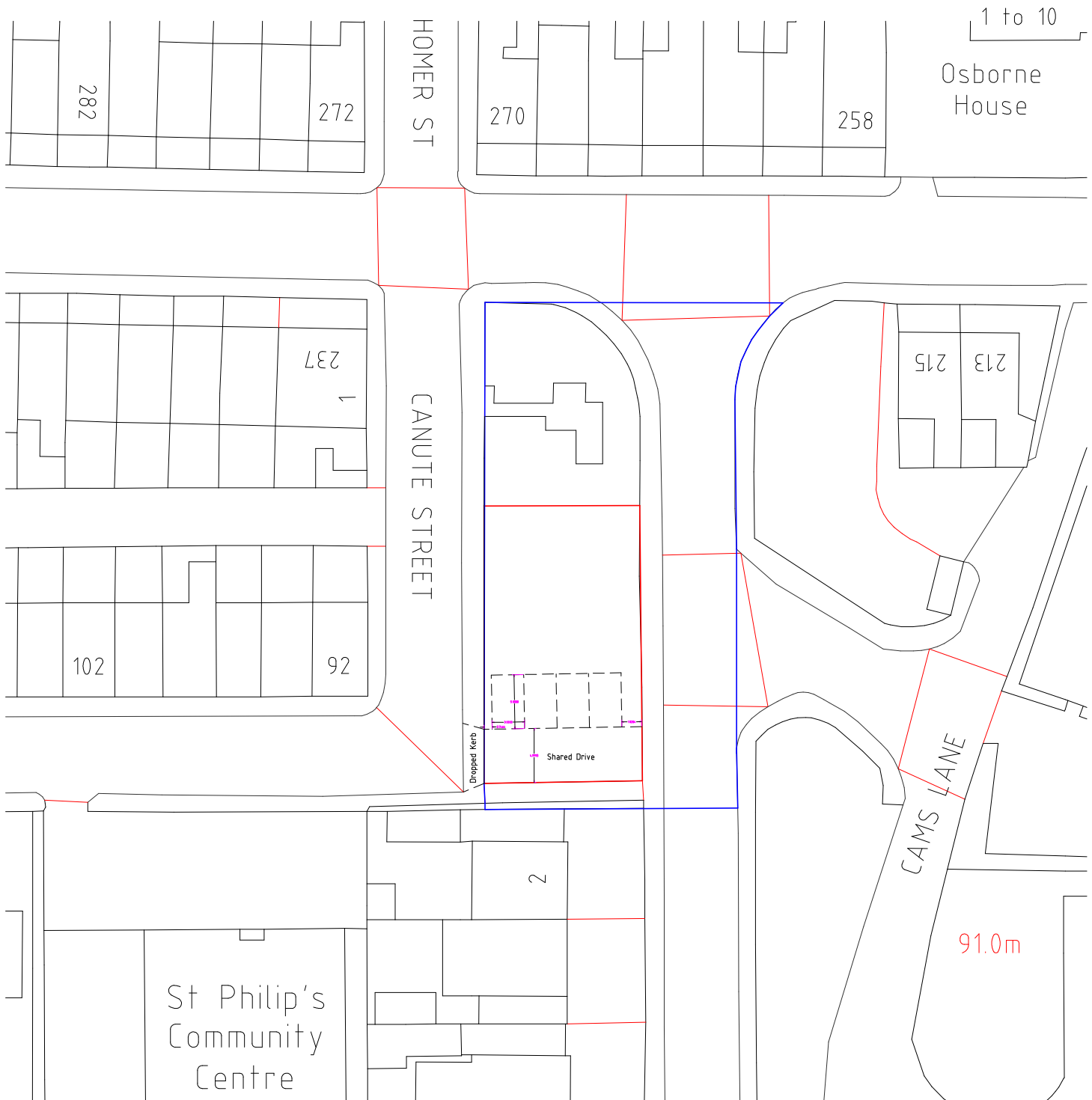
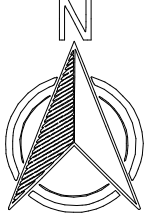
4. Specification

- 4.1. The proposed development is for 2 homes to be built on site. It is proposed that a shared drive with perpendicular parking be put in place on the outside of the junction of Higher Dean Street and Canute Street.
- 4.2. The shared driveway will have a carriageway width of 5 meters and an overall drop to street level of not more than 8%.
- 4.3. The shared driveway will measure less than 25 meters in length, therefore there has been no provision made for the design vehicle.
- 4.4. There will be parking for 4 vehicles in line with Bury Council parking standards. It will be possible to drive in and out of the site in forward gear. The parking bays will measure 3 meters x 5 meters.
- 4.5. The driveway will extend a further 1.82 meters past the final parking bay to allow for manoeuvring.
- 4.6. The shared driveway will be constructed from a material differing to that of the road network to demark the boundary line.
- 4.7. The proposed access will not interfere with the current PROW through the site.
- 4.8. The proposed layout of the access road is included as Appendix 1.

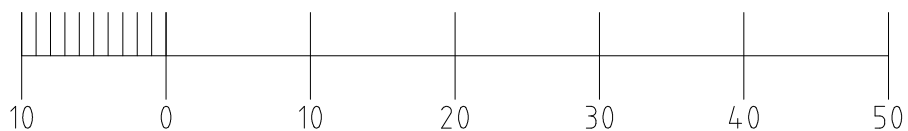
5. Summary

- 5.1. Visibility splays of 43 meters at 2.4 meters in both directions are achievable.
- 5.2. The safety record of the road network around the site is good.
- 5.3. It is considered feasible to take the access to the site from the outside of the junction between Canute Street and Higher Dean Street.
- 5.4. The PROW will be retained, providing access between Higher Dean Street and Harper Fold Road

Appendix 1



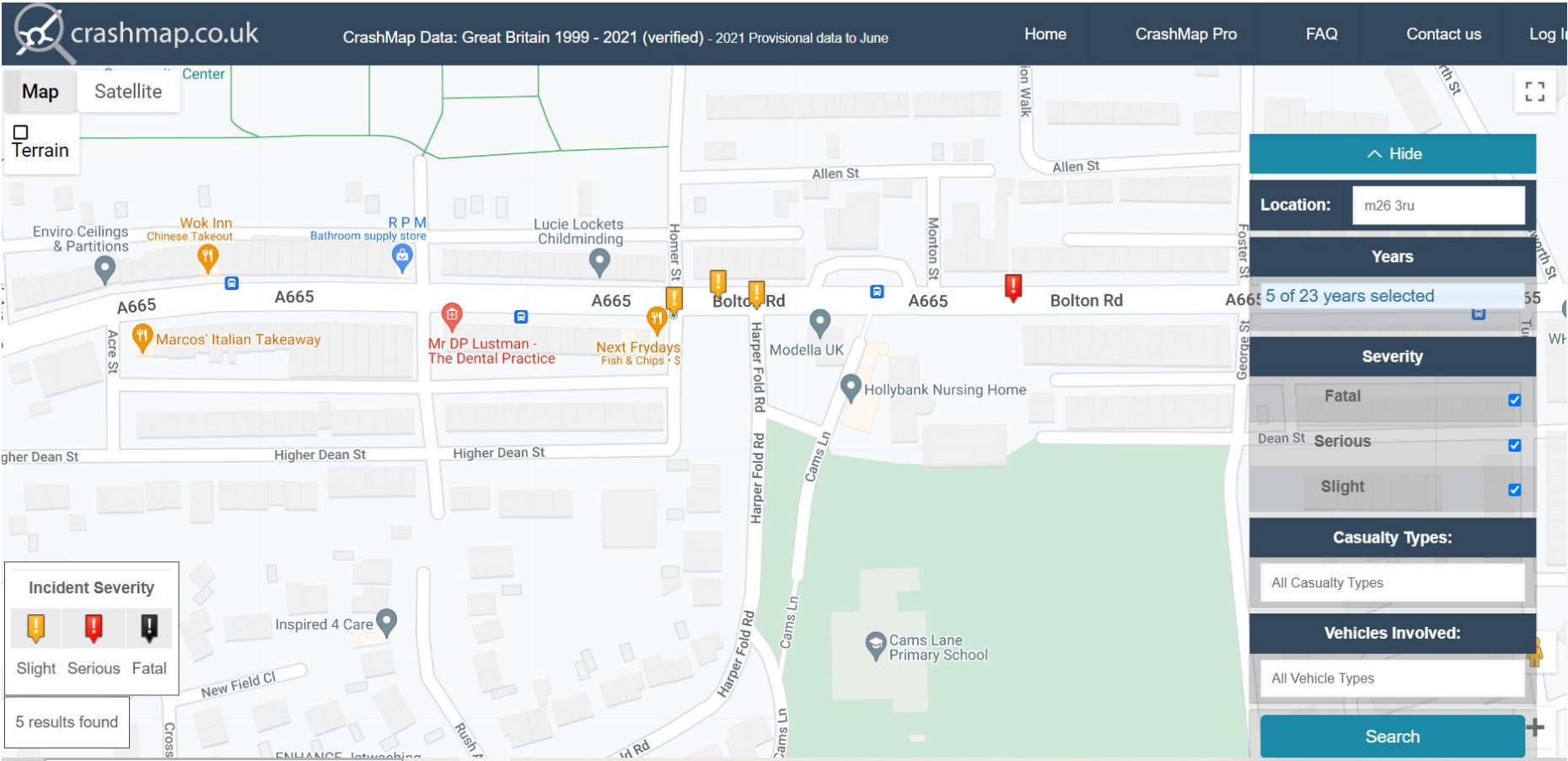
Produced on 23 June 2022 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 377402 407324,377502 407324,377502 407424,377402 407424,377402 407324
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Appendix 2

Proposed Access to Land at Higher Dean Street, Radcliffe, Manchester, M26 3RU

Access Appraisal



Access Appraisal



crashmap.co.uk

Validated Data

Crash Date: Wednesday, December 06, 2017

Time of Crash: 10:05:00 AM

Crash Reference: 201706N038318

Highest Injury Severity: Slight

Road Number: A665

Number of Casualties: 1

Highway Authority: Bury

Number of Vehicles: 2

Local Authority: Bury Metropolitan Borough

OS Grid Reference: 377467 407402

Weather Description: Fine without high winds

Road Surface Description: Wet or Damp

Speed Limit: 30

Light Conditions: Daylight: regardless of presence of streetlights

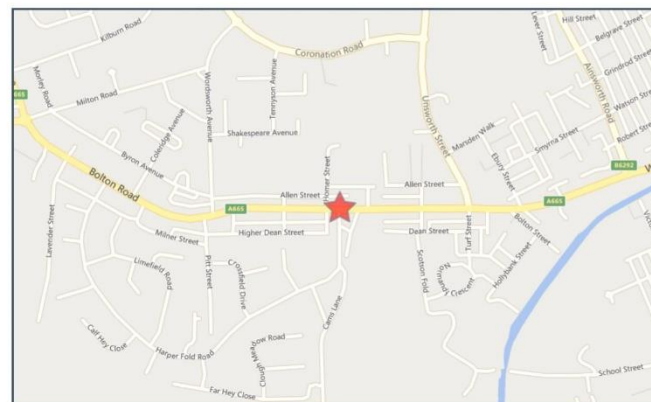
Carriageway Hazards: None

Junction Detail: T or staggered junction

Junction Pedestrian Crossing: No physical crossing facility within 50 metres

Road Type: Single carriageway

Junction Control: Give way or uncontrolled



For more information about the data please visit: www.crashmap.co.uk/home/Faq

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Access Appraisal



crashmap.co.uk

Validated Data

Vehicles involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire)	15	Male	26 - 35	Vehicle is in the act of turning right	Nearside	Unknown	None	None
2	Car (excluding private hire)	3	Female	36 - 45	Vehicle proceeding normally along the carriageway, not on a bend	Offside	Unknown	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
2	1	Slight	Driver or rider	Female	36 - 45	Unknown or other	Unknown or other

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Access Appraisal

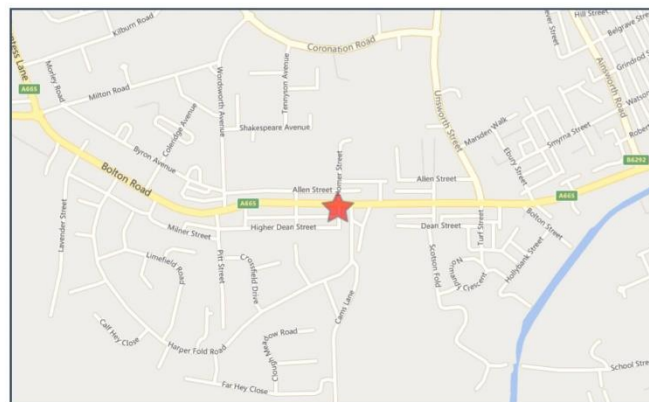


crashmap.co.uk

Validated Data

Crash Date: Thursday, September 08, 2016 **Time of Crash:** 7:25:00 AM **Crash Reference:** 201606N020558

Highest Injury Severity:	Slight	Road Number:	A665	Number of Casualties:	1
Highway Authority:	Bury			Number of Vehicles:	1
Local Authority:	Bury Metropolitan Borough			OS Grid Reference:	377439 407402
Weather Description:	Fine without high winds				
Road Surface Description:	Dry				
Speed Limit:	30				
Light Conditions:	Daylight: regardless of presence of streetlights				
Carriageway Hazards:	None				
Junction Detail:	Crossroads				
Junction Pedestrian Crossing:	Pelican, puffin, toucan or similar non-junction pedestrian light crossing				
Road Type:	Single carriageway				
Junction Control:	Give way or uncontrolled				



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Access Appraisal



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Validated Data

Vehicles involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire)	4	Male	36 - 45	Vehicle is moving off	Front	Commuting to/from work	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
1	1	Slight	Pedestrian	Male	46 - 55	In carriageway, crossing elsewhere within 50 metres of pedestrian crossing	Crossing from driver's nearside

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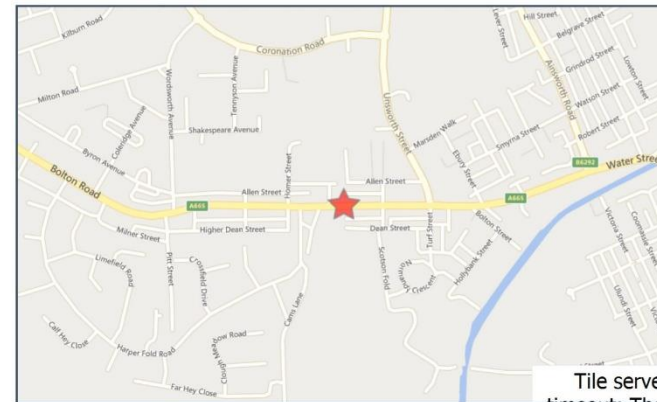
Access Appraisal



Validated Data

Crash Date: Friday, March 06, 2020 **Time of Crash:** 6:45:00 PM **Crash Reference:** 202006N269777

Highest Injury Severity:	Serious	Road Number:	A665	Number of Casualties:	1
Highway Authority:	Bury	Number of Vehicles:	2	OS Grid Reference:	377554 407404
Local Authority:	Bury Metropolitan Borough				
Weather Description:	Fine without high winds				
Road Surface Description:	Wet or Damp				
Speed Limit:	30				
Light Conditions:	Darkness: street lights present and lit				
Carriageway Hazards:	Other object in carriageway				
Junction Detail:	Not at or within 20 metres of junction				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				
Road Type:	Single carriageway				
Junction Control:	Not Applicable				



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Access Appraisal



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Validated Data

Vehicles involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire)	16	Male	21 - 25	Vehicle proceeding normally along the carriageway, not on a bend	Front	Unknown	None	None
2	Car (excluding private hire)	5	Female	26 - 35	Vehicle proceeding normally along the carriageway, not on a bend	Front	Unknown	Roadworks	Road sign/Traffic signal

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
2	1	Serious	Driver or rider	Female	26 - 35	Unknown or other	Unknown or other

For more information about the data please visit: www.crashmap.co.uk/home/Faq
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Access Appraisal



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Validated Data

Crash Date: Monday, January 07, 2019

Time of Crash: 5:30:00 PM

Crash Reference: 201906N252378

Highest Injury Severity: Slight

Road Number: A665

Number of Casualties: 1

Highway Authority: Bury

Number of Vehicles: 1

Local Authority: Bury Metropolitan Borough

OS Grid Reference: 377454 407406

Weather Description: Fine without high winds

Road Surface Description: Wet or Damp

Speed Limit: 30

Light Conditions: Darkness: street lights present and lit

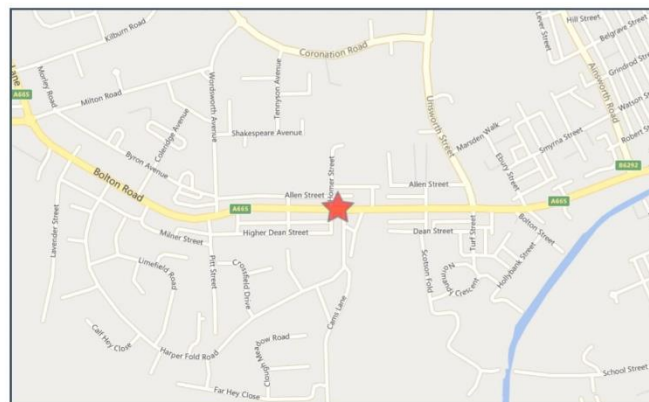
Carriageway Hazards: None

Junction Detail: T or staggered junction

Junction Pedestrian Crossing: Pelican, puffin, toucan or similar non-junction pedestrian light crossing

Road Type: Single carriageway

Junction Control: Give way or uncontrolled



For more information about the data please visit: www.crashmap.co.uk/home/Faq

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Access Appraisal



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Validated Data

Vehicles involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire)	11	Male	26 - 35	Vehicle proceeding normally along the carriageway, not on a bend	Front	Unknown	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
1	1	Slight	Pedestrian	Female	11 - 15	In carriageway, crossing elsewhere	Crossing from driver's nearside

For more information about the data please visit: www.crashmap.co.uk/home/Faq
To subscribe to unlimited reports using CrashMap Pro visit www.crashmap.co.uk/Home/Premium_Services