

Visibility Splay

To accompany a planning application for a new dwelling on,

Land adjacent to,
27-29 Tarn Drive,
Bury,
BL9 9QB



Arial view of proposed site highlighted in red

Site location,

The project is on land adjacent to 27-29 Tarn Drive, Bury, BL9 9QB, see above image, proposed site indicated in red line edge.

Development description

The proposal is for a new dwelling. The proposed work is classed as non-major development.

BACKGROUND

Proposed site is situated at the corner of Tarn Drive and Lakeside Crescent. The application site is vacant with no fences around the highway sides, there is one-meter-high wall to the rear and two meters' fence at shared boundary with house number 27-29.

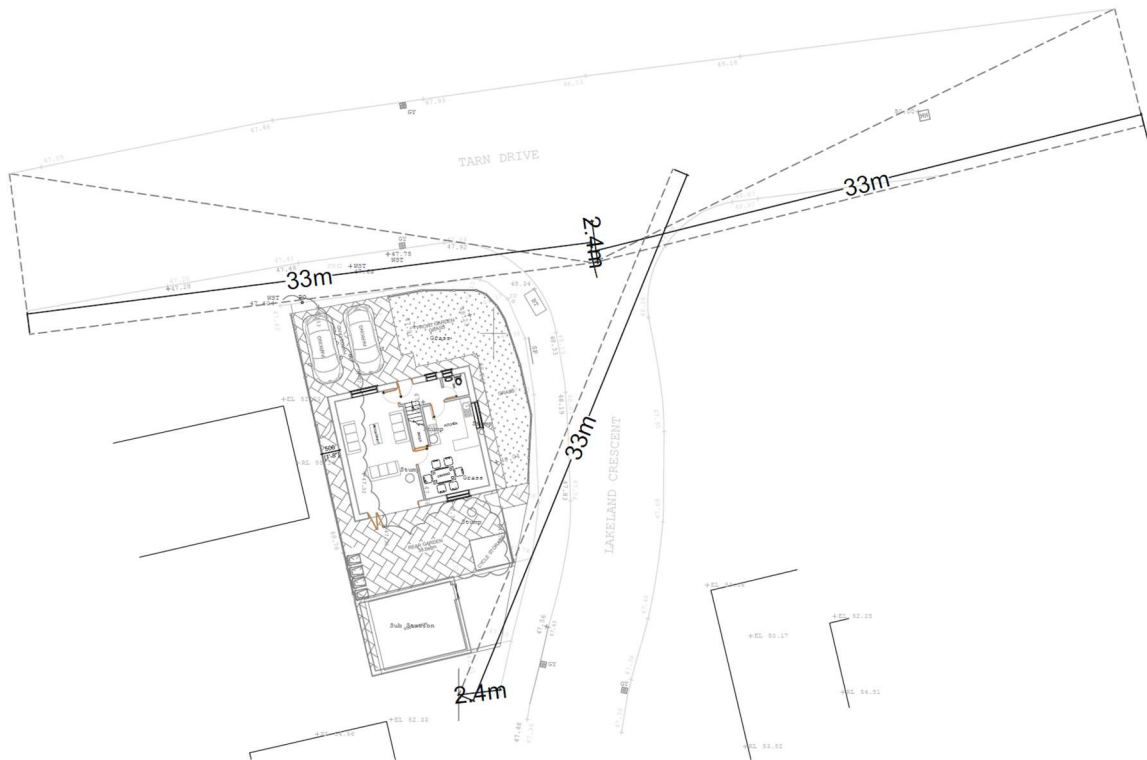
COMMENTS

A plan was drafted for Bury Council Highways, indicating visibility splays which would be expected at a junction of two roads, 35 meters' visibility splay line can be seen taken from 2.4 meters before junction, It shows that there is not obstruction at all, even with addition of one meter high metal see through fence provides clear visibility way before 2.4 meters before junction.

Above image indicates in



Above image indicates 33 meters' visibility splay from middle 2.4 meters before junction of junction



Above image indicates 33 meters' visibility splay from middle 2.4 meters before junction of junction and same scenario from the rear house driveway, It shows no obstructions caused by the proposed development.

Conclusion

I contend that the scenario in above image provide the requisite forward visibility envelope, within which the required SSD for vehicles travelling on Lakeside Crescent, also it is met for vehicles exiting the Crescent, does not materially impact on highway safety.