

Proposed New Vehicular Access

121 Manchester Road, Chapel en le Frith

DR/18320/TN01 - 18 July 2018

1. We are instructed to advise on the proposal to provide an independent vehicular access to 121 Manchester Road in Chapel en le Frith. The house is set back from the highway and currently shares a driveway with the adjoining large dwelling known as Uplands (119 Manchester Road). The photograph below shows the current shared driveway:



2. It can be seen that the existing entrance is a single vehicle width. The driveway to 121 involves a sharp left turn when entering the site and there is little intervisibility where the two driveways meet within the site when vehicles are exiting.
3. Manchester Road is part of the B5470 through Chapel en le Frith and in the vicinity of the site is urban in character, with residential properties taking direct access from the road. A 30mph speed limit is in force. There is a footway along both sides of Manchester Road. Along the site frontage the footway is 1.85m in width, and locally varies in width between 2.1m and a pinch point of 1.0m at the access to 117 Manchester Road.
4. The proposal seeks to introduce a new and independent access for house No 121 in the location indicated on the plan attached as **Appendix 1**.

5. The access will be designed in keeping with the existing access and will provide visibility splays of 2.4 x 43m to the west and 2.25 x 43m to the east. For the level of usage of the proposed access, and the speed of traffic along Manchester Road, the proposed level of visibility will meet the guidance for a safe access.
6. At the present time there is an adjoining property hedge that overhangs the highway and affects the width of the footway and visibility from adjoining driveways. This hedge will initially be cut back to the highway boundary at the applicant's expense, subject to the agreement of the Highway Authority. The photograph below shows the impact of the hedge in its present condition from the proposed access location:



7. Subject to the details shown on the drawing at Appendix 1, there are no highway reasons to resist the access proposals.