Highways Technical Note

Erection of 3m High Paladin Fencing and Gate – Bingley Street, Barnsley

Planning Application Refence Number: *2022/0747*

31st October 2022

Introduction

Andrew Moseley Associates (AMA) has been commissioned to prepare a Highways Technical Note (HTN) to review the highways impact associated for the proposed erection of a 3m high paladin fence and gate at the northern Howarth Timber exit onto Bingley Street, Barnsley.

This HTN is prepared in response to Highways Officers comments received in response to planning application reference number: *2022/0747* with the following recommendation for refusal received from Ana Griffiths:

"I would offer an objection to this application on highway grounds and recommend refusal as the proposals fail to demonstrate that safe and suitable access can be provided for all users including pedestrians, people with disabilities, the less ambulant and those with protected characteristics contrary to NPPF 9: 110 and 112 and Barnsley Local Plan (2019): T4".

Details of the Proposed Development

The proposed development is for the erection of a 3m high paladin fence and gate at the same location currently in operation with Howarth Timber, from Bingley Street. It is proposed changes to the existing arrangement provide a betterment to the site's security by the implementation of a fence and gated egress only point.

Details of the proposed development are provided in the Site Layout Plan, attached to this HTN at **Appendix A**.

It should be noted that the proposed changes to the site's frontage on Bingley Street will permit vehicles to egress the site only, with access to Howarth Timber gained solely from Stocks Lane in the south.

The proposed fence and gated egress will therefore retain vehicle movements waiting to depart the site within the internal layout and consequently will not result in vehicles waiting on Bingley Street whilst the gates are being operated.

Based on the 30mph speed limit present along Bingley Street, it is proposed that the Manual for Streets (MfS) design standards are considered appropriate. Visibility splays are therefore provided in line with the required MfS standards at 2.4m x 43m for vehicles and 2m x 2m for pedestrians. The proposed exit and associated visibility splays are provided in AMA Drawing No. *21885/SK001* at **Appendix B**.

Visibility splays for the access junction has been designed wholly within land under the applicants control or the adopted highway and does not encroach on any third party land.

As detailed within **Appendix C**, a swept path of a 12m Rigid Truck for the proposed gated exit via Bingley Street has been detailed. The AMA Drawing No: *21885/ATR001* demonstrates that the vehicles can satisfactorily egress the site in forward gear. It is therefore considered that the proposed service arrangements are satisfactory to accommodate the proposed improvements. Deliveries would be managed to ensure minimal conflicts with other site users.

Conclusion

It is considered that the information contained in this Statement should provide sufficient detail for the highways officer to be able to make a positive recommendation on the development proposals.

This HTN demonstrates that the proposed erection of a 3m high fence and gated exit can be safely manoeuvred by a 12m Rigid Truck and visibility splays can be achieved in accordance with MfS design standards.

In conclusion, it is considered that the proposals would not result vehicles waiting on Bingley Street as previously raised as a concern and that there are no traffic or transportation reasons that planning permission could not be granted.

Appended Documents

Appendix A – Proposed Site Layout;

Appendix B – Site Exit & Visibility Splays; and

Appendix C – Swept Path Analysis

Appendix A – Proposed Site Layout



SITE PLAN_PROPOSED
1 : 200

N

2 0 2 4 6 8 10
SCALE 1:200 m

Rev	Description	Date	Issued by	Issued to
A	AMENDED ANNOTATION	04/08/2022	AC	AS

REVISIONS

Guidance:
Refer to the following documents for guidance on the BIM Standards and review processes.

A_BIM Project Appraisal form
B_AHR Project BIM Strategy Manual
C_AHR AECUK| BIM Standard
(all located P:\PROTOCOL\ REVIT)

REA prepared this model using Revit 2017 and does not accept liability for any loss or degradation of the information held in the model resulting from the translation from the original file format to another file format or from the recipients reading of it in any other program or an earlier version of Revit.

CLIENT

HOWARTH TIMBER

PROJECT

HOWARTH TIMBER, SUMMER LANE, BARNSLEY

TITLE

PROPOSED SITE PLAN

DATE
AUGUST 2022

SCALE
As indicated

STATUS
PLANNING

REVISION
A

DRAWING NUMBER
2139.020

Richard Eves Architects LLP
Alexandra Villa, 3 Victoria Avenue, Harrogate, HG1 1EQ
Tel: 01423 504488 Fax: 01423 500015 office@rearchitects.co.uk
richard eves ARCHITECTS

PAPER SIZE: A1

Appendix B – Site Exit & Visibility Splays





NOTES

P1	Preliminary - Initial Issue	-	-

ANDREW MOSELEY ASSOCIATES
TRANSPORT AND DEVELOPMENT PLANNING CONSULTANTS

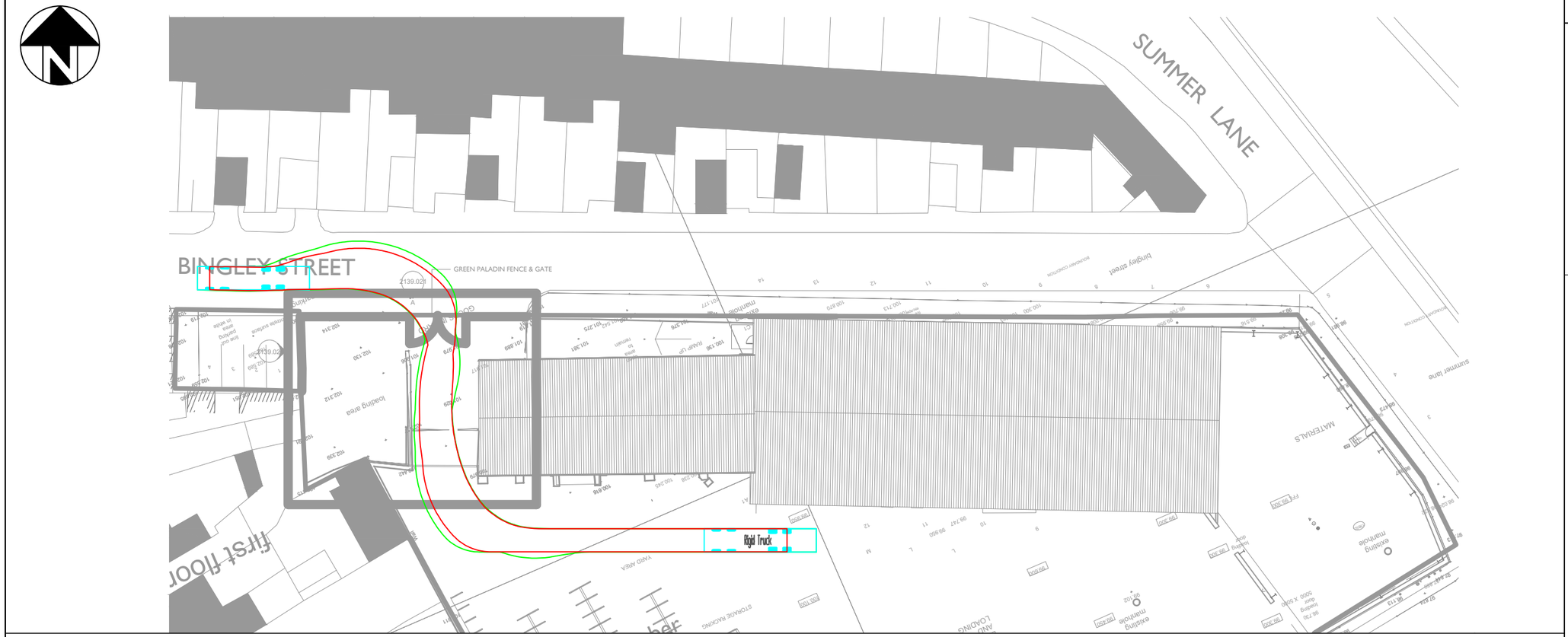
Project:
HOWARTH TIMBER, STOCKS LANE

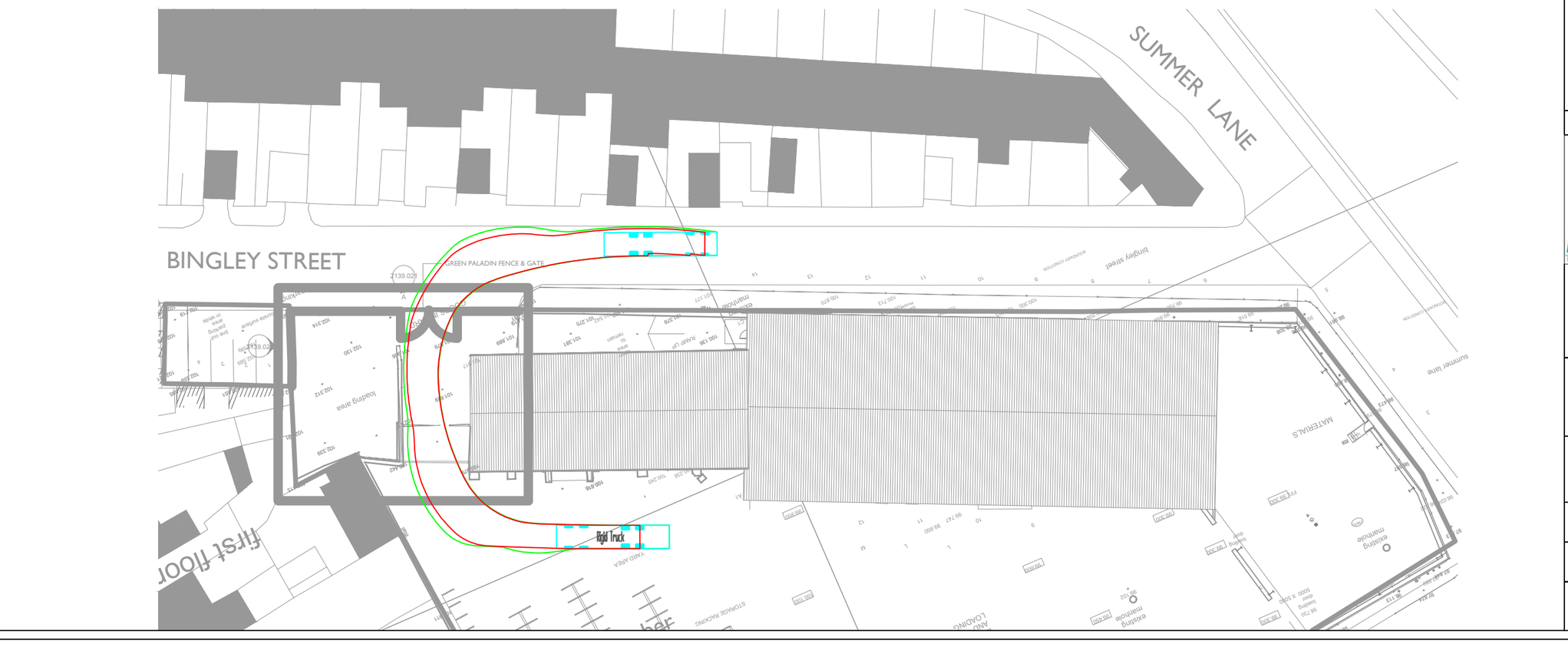
Client:
HOWARTH TIMBER & BUILDING SUPPLIES

Drawing:
PROPOSED EGRESS VEHICLE & PEDSTRIAN VISIBILITY SPLAYS

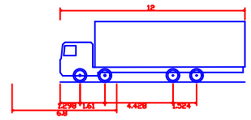
Drawn By: MSF	Date: 20/10/2022	
Checked: RW	Scale: 1:500	A3
Drawing No. AMA/21885/ATR001		Rev. -

Appendix C – Swept Path Analysis





NOTES



Rigid Truck	
Overall Length	12.000m
Overall Width	2.500m
Overall Body Height	3.228m
Min Body Ground Clearance	0.412m
Track Width	2.471m
Lock to lock time	5.00s
Kerb to Kerb Turning Radius	11.900m

P1	Preliminary - Initial Issue	-	-

ANDREW MOSELEY ASSOCIATES
TRANSPORT AND DEVELOPMENT PLANNING CONSULTANTS

Project:
HOWARTH TIMBER, STOCKS LANE

Client:
HOWARTH TIMBER & BUILDING SUPPLIES

Drawing:
12m RIGID TRUCK - EGRESSING

Drawn By:	Date:	
MSF	28/10/2022	
Checked: RW	Scale: 1:500	A3
Drawing No. AMA/21885/ATR001		Rev. -