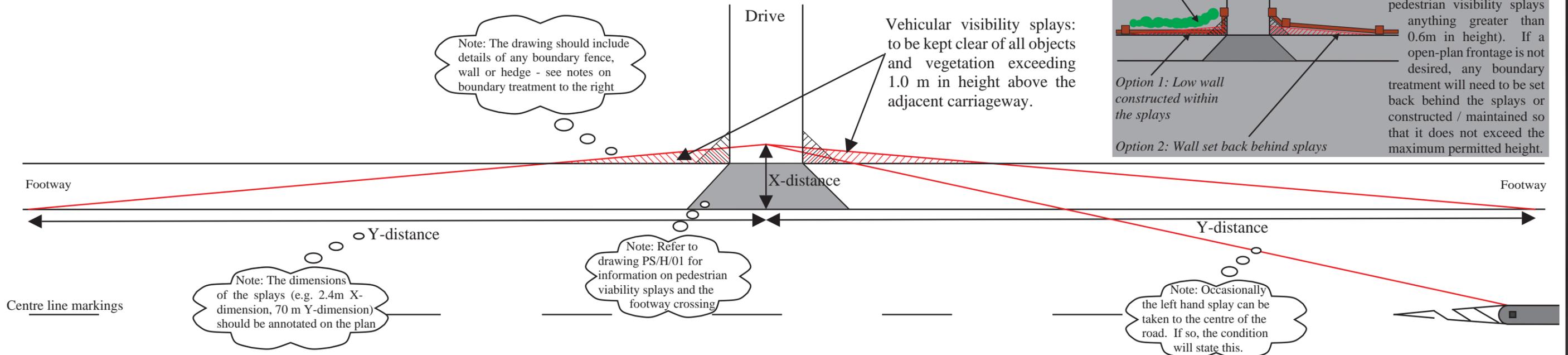


If your planning application includes proposals to construct a new vehicular access, or there is a need to improve an existing access, there may be a requirement to provide vehicular visibility splays at the access. These are formed by lowering or setting back any existing boundary treatment (wall, fence or hedge) at each side of the access and ensuring that any new boundary treatment is set back (or is of a height) that ensures that drivers using the access will be able to see approaching vehicles when exiting the site (and vice versa). Unless full details of visibility splays were included on the plans submitted in support of the planning application, a condition will be attached to the planning approval requiring the submission of a detailed drawing/s showing how the visibility splays will be provided (as well as other details relating to how the access is to be constructed). To comply with the condition, a drawing should be produced (this can often be based on the layout plan submitted in support of the application), which shows the access and visibility splays. Drawing PS/H/01 provides advice on how to draw up pedestrian visibility splays and provide details of the dropped kerb footway crossing and the diagrams below show how to draw up vehicular visibility splays. Once the drawing has been produced, it should be submitted to the Council (Planning Services), as part of the 'discharge of conditions' application. Once the plans have been approved, the access must be constructed in complete accordance with the approved plans and then retained in this way (with the vehicular visibility splays kept clear of any vegetation exceeding 1.0 m in height).

Example 1: Access on a straight road



Boundary treatment

Note: Any vegetation must be set back clear of the splays

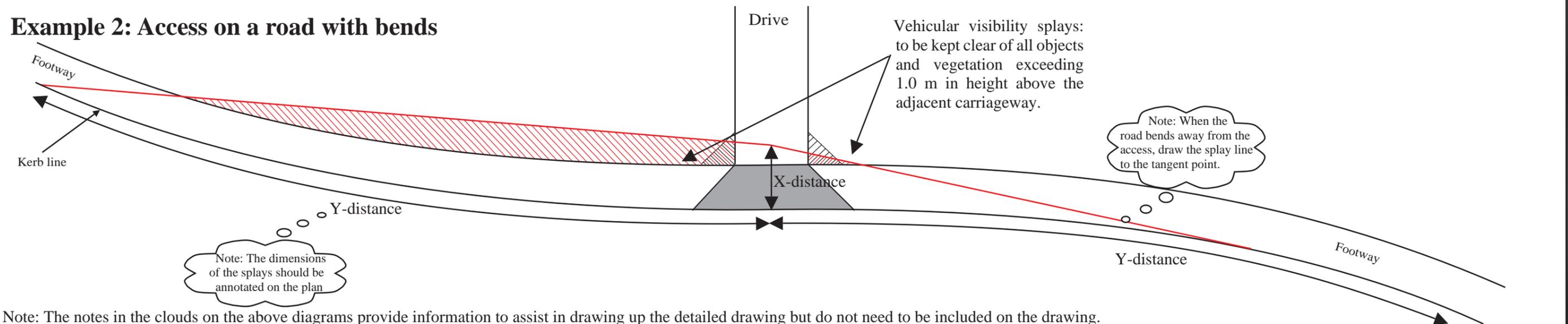
Drive

Option 1: Low wall constructed within the splays

Option 2: Wall set back behind splays

Vehicular visibility splays must be kept clear of walls, fences, hedges, vegetation and other objects exceeding 1.0m in height (and pedestrian visibility splays anything greater than 0.6m in height). If an open-plan frontage is not desired, any boundary treatment will need to be set back behind the splays or constructed / maintained so that it does not exceed the maximum permitted height.

Example 2: Access on a road with bends



Note: The notes in the clouds on the above diagrams provide information to assist in drawing up the detailed drawing but do not need to be included on the drawing.

Advice on the discharge of highways related planning conditions

Vehicular visibility splays



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