

**OPERATIONAL SERVICES
BUTE & COWAL AREA
OBSERVATIONS ON PLANNING APPLICATION**

Planning No: 10/02077/PP
Contact: FARRELL PR
Tel: 01369708600
Received: 20/01/11

Grid Reference: NS0374

Dated: 20/01/11

Applicant: Mr N Staunton
Proposed Development: Erection of dwelling house and installation of septic tank
Location: Northwest of Ardare, Colintraive, Argyll
Type of Consent: Detailed
Ref No(s) of Drg(s) submitted: Location & Site Plans and details (7)

DOC JB 18

RECOMMENDATION	No Objections Subject to Conditions
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Proposals Acceptable Y or N	Proposals Acceptable Y or N	Proposals Acceptable Y or N
1. General	3. New Roads N/A	4. Servicing & Car Parking
(a) General impact of development	(a) Widths	(a) Drainage
(b) Safety Audit Required	(b) Pedestrian Provision	(b) Car Parking Provision
Traffic Impact Analysis	(c) Layout (Horizontal/ Vertical alignment)	(c) Layout of Parking Bays/ Garages
Flooding Assessment	(d) Turning Facilities (Circles/Hammerheads)	(d) Servicing Arrangements/ Driveways
2. Existing Roads	(e) Junction Details (Locations/Radii/Sightlines)	5. Signing N/A
(a) Type of Connection (Road Junct/Footway Crossing)	(f) Provision for PU	(a) Location
(b) Location(s) of Connection(s)		(b) Illumination
(c) Sightlines 42 x 2.5m		
(d) Pedestrian Provision		

Item Ref	COMMENTS
1	This development is accessed from U17 Couston Road within a 60mph speed restriction. The required sightlines based on 85%ile speed of 30 mph are 42 x 2.4 m. All walls, fences and hedges within the visibility splays must be maintained at a height not greater than 1 metre above the road. The access to be constructed minimum of 2.75m wide and a sealed surface for the first 5 metres. The gradient of the access not to exceed 5% for the first 5 metres. Parking for 2no. vehicles and a turning area are required within the site. If gates are fitted they must not be able to open out onto the carriageway. A Road opening Permit will be required for construction of the access. A system of surface water drainage may be required to prevent water running onto the road.
2	
4	

Item Ref	CONDITIONS
2	The required sightlines based on 85%ile speed of 30 mph are 42 x 2.4 m. All walls, fences and hedges within the visibility splays must be maintained at a height not greater than 1 metre above the road.
4	The access to be constructed minimum of 2.75m wide and a sealed surface for the first 5 metres. The gradient of the access not to exceed 5% for the first 5 metres. If gates are fitted they must not be able to open out onto the carriageway. Parking for 2no. vehicles and a turning area are required within the site. A system of surface water drainage may be required to prevent water running onto the road. A Road Opening Permit will be required for construction of the access which must be constructed prior to any works on site.

Notes for Intimation to Applicant

(i)	Construction Consent (S21)*	Not Required
(ii)	Road Bond (S17)*	Not Required
(iii)	Road Opening Permit (S56)*	Required

*Relevant Section of the Roads (Scotland) Act 1984

Signed: _____ Paul R Farrell _____ Date 07/02/11

Copies to: Planning Maint SOID File