

Comments from Roads

From: Divertie, Campbell
Sent: 12 September 2013 10:47
To: McCallum, Fiona
Cc: Moore, David
Subject: Local Review Body Reference No 13/0013/LRB - 79 East Clyde Street, Helensburgh

Good Morning Fiona,

I refer to your letter dated 30th August 2013 requesting further information relative to the above.

Referring to my original observations on the planning application Ref No 13/00731/PP submitted to my planning colleagues expressing concern with regards to the lack of parking. I wish to add the following.

The Council's Local Plan Policy LP TRAN 6 considers parking standards. The location of this application is close to the town centre but outwith the designated town centre therefore the zero parking provision in town centres and core shopping areas does not apply. The car parking assessment which requires the use of the Gross Floor Area to determine the actual number of parking spaces to be provided within the development site. The ground floor gross floor area measures 46 square metres or thereby and the upper floor (storage area) assume a similar area however, in my assessment to be fair and reasonable I only considered the gross floor area of the ground floor as I was uncertain if the first floor storage would be used as part of the business. If I had used the full area it would have double the parking provision required.

The parking provision in accordance with the current policy would be as follows.

Existing Class 1 usage - 1 space per 30 Sq m Parking
spaces required 46 Sq m divide by 30
Sq m = 1.53 policy advice to round up therefore 2 parking spaces required.

Proposed Class 1 & 3 - 2 spaces per 22 Sq m Parking
spaces required 46 Sq m divide by 22
Sq m = 2.09 policy advice round up in this case I have determined 4 parking spaces required

Currently the existing use has zero onsite parking therefore a deficiency of 2 spaces, The proposed application indicates zero onsite parking therefore a deficiency of 4 spaces.

In conclusion this application increases the deficiency on parking and does not align with continuous improvement or with the parking policy. If you add the upper storage area to the assessment you could take the view that the deficiency in parking would be double, lacking 8 spaces.

I trust this is of assistance.

Regards

Campbell

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