

Local Review Body Reference 18/0003/LRB

Planning Application Reference 17/01613/PP

Land West of Landfill Site, Glengorm Road, Glengorm, Isle of Mull

#### Further Information Required

1. Condition 4 states “the new access from the junction with the Glengorm Road serving the site shall be a Road over which the public have a right of access in terms of the Roads (Scotland) Act 1984”.

This may be either an adopted road or a public highway which is privately maintained, although the preferred option from Roads is for the road to be adopted.

If the road was to become a privately maintained public highway then the maintenance should be carried out by the owner.
2. There are no figures available on the likely numbers of pedestrians. I consider it likely that any site based workforce will travel to site by either powered vehicles or cycles. There is likely to be movement within the site with workers moving from plot to plot to discuss work, borrow equipment etc

Paragraph 4.5.3 of The Strathclyde Roads Development Guide states; “A footway at least 2 metres wide should be provided on each side of the carriageway. However, if the development is to one side of the road only, the requirement for a footway on the opposite side of the road may be relaxed. Only in exceptional cases, where it can be demonstrated that pedestrian activity is unlikely, may the requirement for any footway be waived.

Any new road should be constructed with provision for pedestrians.
3. I have no recollection of this. Road Construction Consent is required whether the proposed access road is to remain private or be adopted by the Council. (Clause 21 of The Roads (Scotland) Act 1984), and the access road will have to be built to a suitable standard.

It is preferable that the road be built to an adoptable standard, and adopted by the Council as this will ensure future maintenance of the roads. HIE built industrial estates a few years ago, without the roads being adopted. They later enquired about the estate roads being adopted, but the cost of bringing them up to adoptable standard was prohibitive and the idea was dropped.