

LRB 18/0007/LRB, Plot 2, Land North West of Ashlea, Croft Drive, Oban

The site is located off an existing sub-standard private access known as Croft Drive.

At the narrowest point, Croft Drive is only 3.7m wide including the verges either side (0.4m verge, 2.5m carriageway and 0.8m verge). The verges are too narrow to be considered safe as step-off points for a walked route to school. Roads have concerns on pedestrian safety due to the narrowness of the road corridor.

Draft Condition 1

To provide a safe means of access for pedestrians, Croft Drive should be widened to give a minimum 3.0m wide vehicular surface, with the road widened to 5.5m at (a) the corner beyond the electricity sub-station and, (b) opposite "Ashlea", to provide passing places for vehicles, and with minimum 1.0m wide verges either side to provide safe step-off points for pedestrians.

(This gives a minimum road corridor width of 5.0m which is unachievable as most of the ground either side of the road is garden ground of the adjacent properties.)

Should the LRB consider the above condition too onerous on the applicant, the following could be used, although this will do nothing to improve pedestrian safety

Draft Condition 2

Widen the existing passing place just beyond the electricity sub-station to the full recommended width of 5.5m and create a new passing place opposite "Ashlea" as per Operational Services Drg No SD 08/004a.