

MacInnes, Hazel

From: Scott, Fiona
Sent: 11 December 2018 13:18
To: localreviewprocess
Cc: MacInnes, Hazel; Allan Macaskill; Bain, Peter (Planning); Williams, Tim; roadsconsoli; Watson, Stuart; 'planningconsultations@scottishwater.co.uk'
Subject: RE: 18/0007/LRB - LAND NORTH WEST OF ASHLEA, CROFT DRIVE OBAN [OFFICIAL]

Classification: OFFICIAL

Good afternoon

I refer to the undernoted e-mail requiring additional information relative to the above LRB.

With regards to the proposal to relocate the passing place to opposite the site subject of the LRB, this raises no concerns from the Planning Service and accordingly an amendment to the wording of Condition 2 is detailed below. It should be noted that the Planning Service requested comments from the Roads Authority but these were not forthcoming.

“Notwithstanding Condition 1 above and before any development commences on site, full details of the following road and pedestrian access improvements shall be submitted to and approved in writing by the Planning Authority in consultation with the Council as Roads Authority:

- Croft Drive widened to 5 metres to include a minimum 3 metre wide carriageway plus 1 metre wide verges to both sides and along its full length between its junction with Longsdale Crescent and the development site. The required improvements to include for appropriate means of construction, surfacing and drainage;
- Croft Drive widened to a minimum of 5.5 metres wide at two specific points – these being, (i) the corner of Croft Drive to the immediate north east of the existing Croft Drive Electricity Substation and, (ii) the section of Croft Drive immediately fronting the site of the dwellinghouse approved under this planning permission (18/0007/LRB -17/03128/PP) in order to secure two additional passing places for vehicles. The required improvements to include for appropriate means of construction, surfacing and drainage.

The required road and pedestrian improvements the subject of this planning condition shall be implemented in full before any other development works commence.

Reason: In the interests of road and pedestrian safety”.

Note to Applicant:

- The required road and pedestrian improvements cannot be achieved within the existing road corridor and will require land currently within third party ownership. It is understood that the applicant/developer has indicated that an agreement from any and all affected land owners can be secured.

You will note that those persons in the Schedule have been copied into this e-mail.

Kind regards

Fiona