

## OBSERVATIONS ON PLANNING APPLICATION

Our Ref: 15/02784/PPP  
Contact: Brian Rattray  
Tel: 01546 604682

Planning Application No: 15/02784/PPP Dated: 30th October 2015

Received:

Applicant: Mr and Mrs Rory MacLean

Proposed Development: Site for the erection of dwellinghouse.

Location: Plot 2, Land East of Ardteatle Cottage, Dalmally PA33 1AT

Type of consent: Planning Permission in Principle

Ref. No(s) of Drg(s) submitted: Series of plans

### RECOMMENDATION: No objections subject to conditions

Proposals Acceptable	Y/N
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#### 1. General

(a) General Impact of development	Y
(b) Safety Audit Required	N
(c) Traffic Impact Analysis Required	N
(d) Drainage Impact/Flooding Assessment Required	N
(e) Sustainable Drainage System (SUDS) Provision	N

#### 2. Existing Roads

(a) Type of connection (Road Junction/Footway Crossing)	
(b) Location(s) of Connection(s)	
(b) Sight-lines 75m x 2.4m	
(d) Pedestrian Provision	

Proposals Acceptable	Y/N
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#### 3. New Roads n/a

(a) Widths	
(b) Pedestrian Provision	
(c) Layout (Horizontal/Vertical alignment)	
(d) Turning Facilities (Circles/Hammerheads)	
(e) Junction Details (Locations/radii/sightlines)	
(f) Provision for P.U. Services	

Proposals Acceptable	Y/N
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#### 4. Servicing and Car Parking

(a) Drainage	
(b) Car parking Provision	
(c) Layout of Parking bays/Garages	
(d) Servicing Arrangements/Driveways	

#### 5. Signing n/a

(a) Location	
(b) Illumination	

Item Ref.	COMMENTS
1	The proposal is situated off the UC63 Old Monument Hill Road within a rural 60mph speed restriction.
2c	Visibility splays 75m x 2.4m to be provided, cleared and maintained

Item Ref.	CONDITIONS/ REASONS
2a	Access at the junction of the public road to be constructed in accordance with Operational Services Drg No SD08/004a. top surface to match existing public road
2c	Visibility splays 75m x 2.4m to be provided, cleared and maintained. No walls, fences, hedges etc greater than 1.05m in height will be permitted within 2.4m of the public road.
4a	A system of surface water drainage is required to prevent surface water from flowing onto the public road. Any existing roadside ditch to be culverted to the satisfaction of Roads.
4c	Parking and turning commensurate within the size of the dwellings.

Notes for intimation to Applicant

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

\*Relevant Section of the Roads (Scotland) Act 1984

Signed: Brian Rattray  
Technical Officer

Date: 30/10/2015