

**DEVELOPMENT & INFRASTRUCTURE SERVICES
BUTE & COWAL AREA
OBSERVATIONS ON PLANNING APPLICATION**

Planning No: 10/01434/PP
Contact: CRAWFORD C
Tel: 01369708600

Grid Reference: 217247 - 676476

Dated: 05/10/2010

Received: 12/10/2010

Applicant: Cowal Building and Plumbing Supplies

Proposed Development: Alterations to existing garage to provide 2no. flats at upper level and external alterations.

Location: 22 Jane Street, Dunoon

Type of Consent: PP

Ref No(s) of Drg(s) submitted: Location & Site Plans and details (6)

RECOMMENDATION	No objections subject to conditions
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Proposals Acceptable Y or N

1. General

(a) General impact of development	Y
(b) Safety Audit Required	N
(c) Traffic Impact Analysis	N
(d) Flooding Assessment	N

2. Existing Roads

(a) Type of Connection (Road Junct/Footway Crossing)	Y
(b) Location(s) of Connection(s)	Y
(c) Sightlines 2.5 x 42 metres	Y
(d) Pedestrian Provision	Y

Proposals Acceptable Y or N

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 PU	

Proposals Acceptable Y or N

4. Servicing & Car Parking

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

5. Signing N/A

(a) Location	
(b) Illumination	

Item Ref	COMMENTS
	The proposed development is accessed from U42 Jane Street, Dunoon, within an urban 30mph speed restriction. Sightlines to be 2.5 x 42 metres in both directions, this is currently attainable. All land within sightlines to be maintained at a height not greater than 1 metre above road level, and must be within the applicants control. Current connection on to public road from private road is acceptable. Parking proposals are acceptable for 1 bedroom flats. Parking bays should be delineated for use for flats/garage only.

Item Ref	CONDITIONS
2	Sightlines to be 2.5 x 42 metres in both directions, this is currently attainable. All land within sightlines to be maintained at a height not greater than 1 metre above road level, and must be within the applicants control. Current connection on to public road from private road is acceptable.
4	Parking proposals are acceptable for 1 bedroom flats. Parking bays should be delineated for use for flats/garage only.

Notes for Intimation to Applicant

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

*Relevant Section of the Roads (Scotland) Act 1984

Signed: _____ Christopher Crawford _____ Date 26/10/2010

Copies to: Planning Maint SOID File