

**OPERATIONAL SERVICES
BUTE & COWAL AREA
OBSERVATIONS ON PLANNING APPLICATION**

RECEIVED - 8 DEC 2011
Planning No 10/01623/PP
Contact: FARRELL PR
Tel: 01369708600
Received: 10/10.

Grid Reference: NS1777

Dated: 10/10

Applicant: Alister McAlister

Proposed Development: hall sub division to form 1st floor flat

Location: 140 Edward Street Dunoon

Type of Consent: Change of use

Ref No(s) of Drg(s) submitted: Location & Site Plans and details (2)

RECOMMENDATION	REFUSE
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Proposals Acceptable Y or N

1. General

(a) General impact of development	N
(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)	N
(b) Location(s) of Connection(s)	N
(c) Sightlines 42 x 2.4m	N
(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	N
(c) Layout of Parking Bays/ Garages	N
(d) Servicing Arrangements/ Driveways	N

5. Signing N/A

(a) Location	
(b) Illumination	

Item Ref	COMMENTS
1 2b 2c 4d 4b	This development is on the corner of Edward Street and John Street within an urban 30mph speed restriction in Dunoon. The location of the single proposed parking bay is some 14 metres from the junction with John Street beside the 1 metre wide proposed pedestrian access serving the new flat. The available sightlines coupled with the inability to turn the vehicle off road do not provide a safe location for the access. The vehicle access to be constructed as per Fig 10.16 of the Council's Development Guidelines. The parking requirement for a 3 bedroomed dwellings is a minimum of 2 spaces. Ideally with turning provision within the site. The proposed access to the Dojo is on a section of footway which has a width of some 1.5 metres and is now located 12 metres way from the junction.
2c	The ownership of the ground to the north of the site will need to be determined to ascertain if a sightline can be maintained in this direction along with a Section 75 Agreement required for where it passes through the frontage of 142 Edward Street. A Road Opening Permit will be required for the construction of the vehicle access.

Item Ref	REASONS FOR REFUSAL
4, 2 4b 2c	This provision of parking spaces and available sightlines are both below the required standards For a 3 bedroomed dwelling the minimum requirement is 2no. spaces. The vehicle access to be constructed as per Fig 10.16 of the Council's Development Guidelines. The required sightlines of 42 x 2.4 metres to the south are not attainable due to the building itself and on the north a Section 75 Agreement will be required as the visibility splay crosses the garden of 142 Edward Street and ground outwith the applicant's control.

Notes for Intimation to Applicant

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

*Relevant Section of the Roads (Scotland) Act 1984

Signed: _____ Paul R Farrell

Date 08/12/10.

Copies to: Planning Maint SOID File

16th November 2010

Argyll & Bute Council
Development Services
Milton House
Milton Avenue
Dunoon
PA23 7DU

SCOTTISH WATER

Customer Connections
419 Balmore Road
Glasgow
G22 6NU

Customer Support Team
T: 0141 355 5511
F: 0141 355 5386
W: www.scottishwater.co.uk
E: connections@scottishwater.co.uk

RECEIVED 16 NOV 2010

Dear Sir/Madam

PLANNING APPLICATION NUMBER: 10/01623/PP
DEVELOPMENT: 140 Edward Street, Dunoon, Argyll and Bute, PA23 7PH
OUR REFERENCE: 482732
PROPOSAL: Demolition of extension and alterations to hall to create flat on upper level with car parking and external alterations.

Please quote our reference in all future correspondence

In terms of planning consent, Scottish Water does not object to this planning application. However, please note that any planning approval granted by the Local Authority does not guarantee a connection to our infrastructure. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received.

Loch Eck Water Treatment Works currently has capacity to service this proposed development.

The water network that serves the proposed development is currently able to supply the new demand.

Dunoon, Careers Wastewater Treatment Works – at present there is limited capacity to serve this new demand. The Developer should discuss their development directly with Scottish Water.

Wastewater Network – Our initial investigations have highlighted there may be a requirement for the Developer to carry out works on the local network to ensure there is no loss of service to existing customers. The Developer should discuss the implications directly with Scottish Water.

In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable their development to connect. Should we become aware of any issues such as flooding, low pressure, etc the Developer will require to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules.

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements installed, subject to compliance with the current water byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.

If the connection to public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s). This should be done through a deed of servitude.

It is possible this proposed development may involve building over or obstruct access to existing Scottish Water infrastructure. On receipt of an application Scottish Water will provide advice that advice that will require to be implemented by the developer to protect our existing apparatus.

Should the developer require information regarding the location of Scottish Water infrastructure they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB. Tel – 0845 601 8855.

If the developer requires any further assistance or information on our response, please contact me on the above number or alternatively additional information is available on our website: www.scottishwater.co.uk.

Yours faithfully

Morven Henderson
Customer Connections Administrator
Tel: 0141 355 5289
morven.henderson@scottishwater.co.uk