



Technical Consultation No 1 for Planning Application Ref: G/APP/2015/1107

Application type: **Full Planning Application**

Proposal: **Major For Proposed Residential Development (Erection Of 66 Dwellinghouses)**

Location: **Land East Of, Greystone Road, Kemnay**

Date consultation request received: **28/05/2015**

Planning Officer: **Bruce Strachan**

Roads Officer: **Ross Bennett**

1. Visibility Requirements

Speed Limit at site: **mph**

Design speed: **mph** (**for**)

Based on the minimum visibility requirements within Aberdeenshire Council's current standards and on the design speed a visibility of metres by metres will be required

Does current application provide this? Yes ☐ No ☐

2. Parking Requirements: (Per Aberdeenshire Councils Parking Standards)

From Aberdeenshire Council's Parking Standards the required parking provision is
Spaces made up of: Operational and Non-Operational.

Is shown provision of spaces acceptable Yes ☐ No ☐

Note:

Parking schedule is required identifying plot parking provisions. This should include dimensions to determine compliance with our standards.

Visitor parking provision is required in line with our standards.

Internal Garage sizes of minimum of 6m. x 3m.will be required to comply with AC standards and hence count as a parking space.

3. Road Layout:

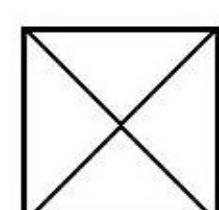
Is a Traffic Assessment required?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Access onto Public Road Network?	Direct	<input checked="" type="checkbox"/>	Indirect	<input type="checkbox"/>
Will the Shown Layout Require RCC?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Does the Shown Layout Appear to Comply with RCC?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

If No, What are Main Items of Non-Compliance?

4. Other Comments:

A Street Engineering Review and Stage 2 Quality Audit are required as part of this application. Comments should be sought from the auditor on the proposed restricted access and any road safety implications identified. Although identified as a restricted access, we note that traffic generated from this development will likely utilise this access. Accordingly this service identifies that road improvements including a footpath on the unclassified section of road linking from the proposed access round to Bogbeth Road and possibly additional passing places on the unclassified section of road will be required.

5. Recommendations:



This Service objects to this application for the following reasons:-

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Insufficient Visibility

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Insufficient Parking Provision

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Road Safety (see comments in Section 4)

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Insufficient information has been submitted to comment on this application. Please treat this response as a holding objection until the required information has been submitted. (See Section 4)

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This Service has no further comments to make on this application.

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This Service does not object to this application subject to the following conditions being applied should planning permission be granted:-

Initialed by:



Checked:



Date:

10/06/2015

Date:

10/06/2015