

**LRB-2023-45**

**23/00921/FLL – Alterations to boundary wall to form vehicular access, formation of driveway, car parking and paths at Lower Flat, Rose Cottage, Isla Road, Perth, PH2 7HG**

## **REPRESENTATIONS**

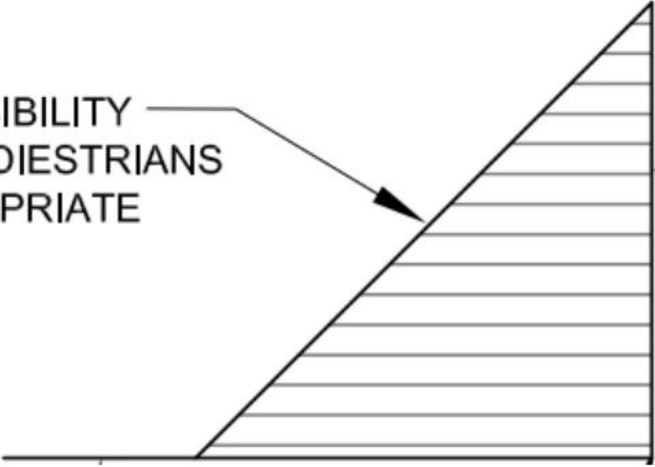


## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	23/00921/FLL	<b>Comments provided by</b>	Joanna Dick Tree and Biodiversity Officer
<b>Service/Section</b>	Strategy and Policy	<b>Contact Details</b>	Phone 75377 Email <a href="mailto:biodiversity@pkc.gov.uk">biodiversity@pkc.gov.uk</a>
<b>Description of Proposal</b>	Alterations to boundary wall to form vehicular access, formation of driveway, car parking and paths		
<b>Address of site</b>	Lower Flat Rose Cottage Isla Road Perth PH2 7HG		
<b>Comments on the proposal</b>	<p><b>Policy 40: Forestry, Woodland and Trees</b></p> <p>The Council will apply the principles of the Scottish Government Policy on Control of Woodland Removal and there will be a presumption in favour of protecting woodland resources. Where the loss of woodland is unavoidable, mitigation measures in the form of compensatory planting will be required.</p> <p>The arboricultural impact assessment by Arboretum Internationale is in accordance with BS5837 guidance, and all recommendations should be followed.</p> <p>Where any trees are proposed to be felled compensatory tree planting is required on a ratio of 1:3 for every tree lost as outlined in the PKC Planning for Nature Supplementary Guidance <a href="#">Planning Guidance - Planning &amp; Biodiversity - Perth &amp; Kinross Council (pkc.gov.uk)</a></p> <p>Compensatory planting details should include, species selection, stock size, stock type, planting density, plant protection measures, planting preparation, and a proposed maintenance schedule to ensure successful establishment of new planting.</p> <p>A checklist of information required to inform a planning application regarding biodiversity is provided in Annex 4 of the PKC Planning for Nature Supplementary Guidance. Applicants are encouraged to ensure information is submitted in accordance with the checklist to reduce future information requests and delays <a href="#">Planning Guidance - Planning &amp; Biodiversity - Perth &amp; Kinross Council (pkc.gov.uk)</a></p>		
<b>Recommended planning condition(s)</b>	<p>If you are minded to approve this application then I recommend the following conditions be included in any approval:</p> <ul style="list-style-type: none"> <li>• <b>NE00</b> The conclusions and recommended action points within the supporting <b>tree survey</b> submitted and hereby approved (document(s) <b>INSERT</b> relates) shall be fully adhered to, respected and undertaken as part of the construction phase of development, to the satisfaction of the Council as Planning Authority.</li> <li>• <b>TR01</b> Prior to the commencement of the development hereby</li> </ul>		

	<p>approved, a detailed landscaping and planting scheme for the site shall be submitted for the further written agreement of the Council as Planning Authority. The scheme shall include details of the height and slopes of any mounding or recontouring of the site, full details of all hard landscaping proposals including materials and installation methods and, species, height, size and density of trees and shrubs to be planted. The scheme as subsequently approved shall be carried out and completed within the first available planting season (October to March) after the completion or bringing into use of the development, whichever is the earlier, and the date of Practical Completion of the landscaping scheme shall be supplied in writing to the Council as Planning Authority within 7 days of that date. The scheme as agreed and implemented shall thereafter be maintained to the satisfaction of the Council as Planning Authority.</p> <ul style="list-style-type: none"> <li>Any trees to be removed, must be replaced on a 1:3 ratio. Details should be included in the submitted landscaping plan.</li> </ul>
<b>Recommended informative(s) for applicant</b>	
<b>Date comments returned</b>	23 June 2023

## Comments to the Development Quality Manager on a Planning Application

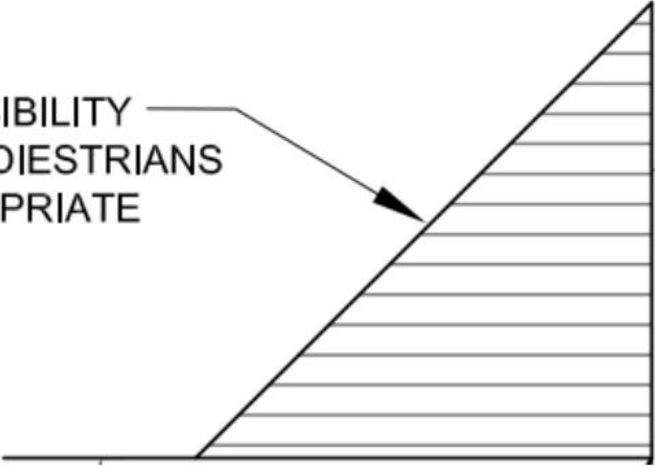
<b>Planning Application ref.</b>	23/00921/FLL	<b>Comments provided by</b>	Lachlan MacLean Project Officer – Transport Planning
<b>Service/Section</b>	Transport Planning	<b>Contact Details</b>	TransportPlanning@pkc.gov.uk
<b>Description of Proposal</b>	Alterations to boundary wall to form vehicular entrance, formation of driveway, car parking and paths		
<b>Address of site</b>	Lower Flat, Rose Cottage, Isla Road, Perth, PH2 7HG		
<b>Comments on the proposal</b>	<p>The applicant is proposing to create a vehicle access onto the A93 Isla Road for the Lower Flat of Rose Cottage.</p> <p>The proposed vehicle access will be created by making an opening of 2.5 metres wide within the existing stone wall abutting the public road network. To gain access to the property the applicant will require to cross the footway along the A93.</p> <p>The applicant has not provided or shown the available visibility splays for the vehicle access. The applicant is requested to show a pedestrian splay to the left and right of the vehicle access, Figure 1, and the vehicle splay along the A93. Objects greater than 1.05 metres will cause an obstruction to the splay.</p> <div style="text-align: center;"> <p><b>2.4m X 2.4m VISIBILITY SPRAY FOR PEDIESTRIANS WHERE APPROPRIATE</b></p>  </div> <p><b>Figure 1: Pedestrian visibility splay</b></p> <p><b>Further details of the visibility splay are required.</b></p> <p>The applicant is providing two car parking spaces within the site, with a turning area, it is unclear whether the number of car parking spaces meets the requirements of the National Roads Development Guide for the size of the dwellinghouse. Nevertheless, these are new spaces from the current situation.</p> <p>Transport Planning require further details to be in a position to support this application.</p>		

<b>Recommended planning condition(s)</b>	
<b>Recommended informative(s) for applicant</b>	
<b>Date comments returned</b>	11 July 2023

## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	23/00921/FLL	<b>Comments provided by</b>	Craig Harvey
<b>Service/Section</b>	HE/Flooding	<b>Contact Details</b>	[REDACTED]
<b>Description of Proposal</b>	Alterations to boundary wall to form vehicular entrance, formation of driveway, car parking and paths		
<b>Address of site</b>	Lower Flat, Rose Cottage, Isla Road, Perth, PH2 7HG		
<b>Comments on the proposal</b>	No objection.		
<b>Recommended planning condition(s)</b>	N/A		
<b>Recommended informative(s) for applicant</b>	The applicant is advised to refer to Perth & Kinross Council's <a href="#">Supplementary guidance on Flood Risk and Flood Risk Assessments 2021</a> as it contains advice relevant to your development.		
<b>Date comments returned</b>	12/07/2023		

## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	23/00921/FLL	<b>Comments provided by</b>	Lachlan MacLean Project Officer – Transport Planning
<b>Service/Section</b>	Transport Planning	<b>Contact Details</b>	TransportPlanning@pkc.gov.uk
<b>Description of Proposal</b>	Alterations to boundary wall to form vehicular entrance, formation of driveway, car parking and paths		
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	<p>to allow a full assessment of the vehicle access. Vehicular visibility splays of 43 metres to the left and right of the vehicle access at a point 2.4metres from the edge of the carriageway, shall be shown by the applicant, for a road subject to a speed limit of 30mph. The 2.4 metres from the edge of the carriageway will ensure that the bonnet of the vehicle does not protrude onto the A class road the applicant is proposing to create the vehicle access. The applicant shall also provide a pedestrian visibility splay of 2.4metres x 2.4 metres to the left and right of the vehicle access from the property boundary with the footway. The pedestrian visibility will ensure that the driver and pedestrians on the footway are afforded intervisibility between each other, before the driver starts to enter the footway to position their vehicle to check the vehicular visibility splay.</p> <p>Transport Planning requested further details to be in a position to undertake a full assessment of the application, this has not been possible as the applicant has not been forthcoming with this information. As a result, without this information Transport planning are not in a position to support this application.</p>
<b>Recommended planning condition(s)</b>	
<b>Recommended informative(s) for applicant</b>	
<b>Date comments returned</b>	03 August 2023

