

LRB-2023-17 – 22/01942/IPL – Residential development (in principle), land 50 metres south of Strawberrybank, Longforgan

FURTHER INFORMATION

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/01942/IPL	Comments provided by	Niall Moran
Service/Section	Transportation & Development	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Residential development (in principle)		
Address of site	Land 50 Metres South Of Strawberrybank, Longforan		
Comments on the proposal	<p>Having now reviewed the additional information provided as part of the application review process, I note that the applicant has undertaken speed surveys and clarified the ability to achieve a suitable visibility splay to the south of the access.</p> <p>The drawing provided demonstrates that a 2.4m x 70m splay can be achieved using land that is within control of the applicant which is deemed to be acceptable for this location based on the speed survey data collected.</p> <p>It is noted that the formation of this visibility splay will require the relocation of the boundary fence and removal of hedging along with appropriate earthworks and therefore I would wish to see this provided prior to the commencement of the development.</p>		
Recommended planning condition(s)	<p>No development in connection with the permission hereby granted shall commence until the vehicular access has been provided and surfaced in accordance with Perth & Kinross Council's Road Development Guide Type B Figure 5.6 access detail, of Type B Road construction detail. The Type B Road construction detail shall continue to the entrance for a distance of 3 metres. Once provided, the vehicular and pedestrian access shall thereafter be permanently retained as such.</p> <p>Reason - In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.</p> <p>No development in connection with the permission hereby granted shall commence until a visibility splay of 2.4m x 70m to the south of the vehicular access has been provided (as per drawing number 18191/03/001) with no obstructions within the vertical plane that would restrict the visibility of the carriageway. Once provided, the visibility splay shall thereafter be permanently retained as such.</p> <p>Reason - In the interests of road safety.</p>		
Recommended informative(s) for applicant	The applicant is advised that, in terms of Sections 56 of the Roads (Scotland) Act 1984, he/she/they must obtain from the Council, as Roads Authority, consent to open an existing road or footway prior to the commencement of works.		
Date comments returned	6 November 2023		

CDS Planning Local Review Body

From: Karen Clark <karen@ktclark.co.uk>
Sent: 15 November 2023 07:21
To: CDS Planning Local Review Body
Cc: Kenneth Petrie; Mark Walker
Subject: Re: LRB-2023-17

Morning, many thanks for passing the consultation response from The Roads Service which confirms no objection to the proposal subject to 2 conditions. I can confirm the appellants have no issues with the required conditions and is happy to comply with the requirements should planning consent be forthcoming.

I trust this is sufficient and the application for review can proceed to the next LRB.

Many thanks
Karen Clark