



Millard

More than civil engineers

**Highway Strategy
Statement for Zone 4
Residential Development
at Taymouth Castle
Estate, Kenmore**

Ref: 17265/KP/896 Rev. C

November 2023



**HIGHWAY STRATEGY
STATEMENT FOR ZONE 4
RESIDENTIAL DEVELOPMENT
AT TAYMOUTH CASTLE
ESTATE, KENMORE**

**CLIENT: RIVER TAY
DEVELOPMENT LTD**

DATE: OCTOBER 2023

DOC REF: 17265/KP/896 Rev C

1.0 Highway Strategy Statement

- 1.01 Millard Consulting have been appointed by River Tay Development Ltd to provide various roads and drainage infrastructure services across the Taymouth Castle Estate. Detailed planning permission for the re-development proposals were duly granted consent on 8th March 2005 under planning reference number 03/02250/PPLA. A further detailed planning application, reference number 11/00533/FLM, for modifications to the earlier consent was granted approval on 24th June 2011.
- 1.02 Part of the overall consented development included a number of zones for residential development. One of the zones referred to as Zone 4 has recently gone through a layout re-design and will require a new detailed planning application to be submitted for consideration. Millard Consulting have undertaken both roads and drainage design services to inform the development of the new site layout. This highway strategy statement has been prepared to support the new planning submission and outlines the highway design principles and considerations.
- 1.03 The site under consideration sits to the west of the existing castle as illustrated on the site location plan in Figure 1.

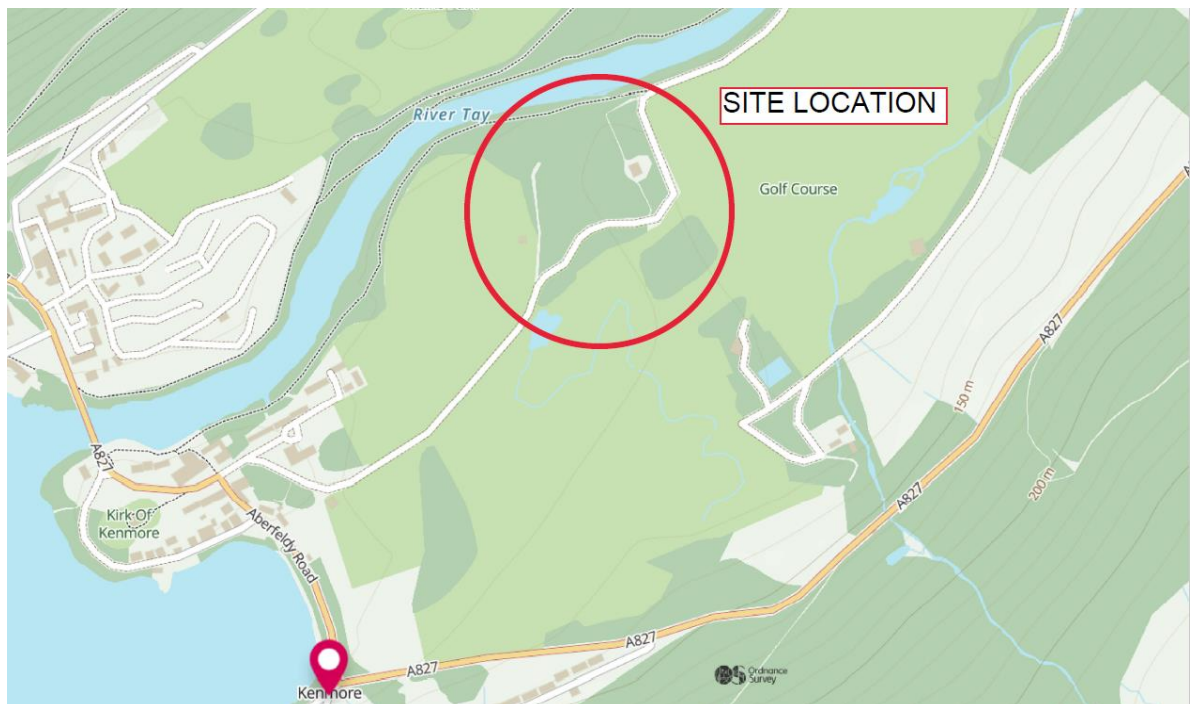


Figure 1

- 1.04 The development proposals within Zone 4 comprise of the construction of 18 new residential properties along with a new golf clubhouse with an undercroft golf buggy park. An existing listed building, “The Dairy”, is situated within the Zone 4 boundary. The golf clubhouse proposals include re-use of this building along with a buggy drop off zone and provision for parking within an undercroft structure to the west of “The Dairy” building.
- 1.05 The zone 4 redevelopment proposals provide for 5 different house types and planning applications are to be submitted for four individual phases with 9 units in zone 4-01, 7 units within zone 4-02 and 2 units within zone 4-04 along with the golf clubhouse in zone 4-03. The site layout proposals are illustrated in Figure 2.



Figure 2

2.0 Highway Design

2.01. A section of the site will be accessed from an existing track and this will serve six of the proposed dwellings. The remainder of the development will be serviced by a new road network as illustrated in Figure 2.

2.02. Full re-construction of the existing track will be carried out as per the road cross-section specification presented in Figure 3. The road itself will be 3.7m wide with passing places strategically located as illustrated in Figure 2. The geometry of the passing places will comply with the standards provided within the National Roads Development Guide (NRDG) and will provide a minimum of 5.5m road width.

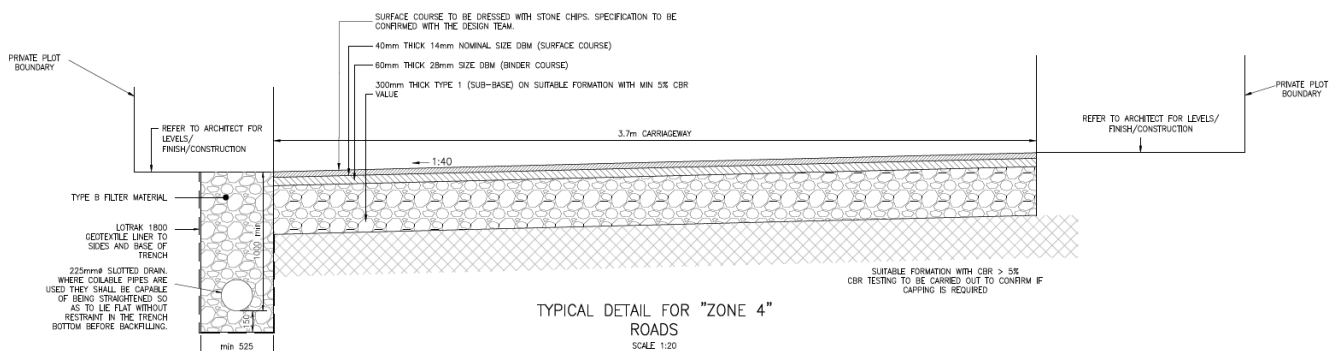


Figure 3

2.03. A minimum of 5 visitor spaces will be provided to serve the 18 residential properties. Cycle parking provision will be provided within a garage or secure area within the curtilage of the dwelling. All 18 properties will have a minimum of 5 bedrooms and provision for 3 vehicle parking spaces has been made within the curtilage of each property. A schedule of the bedroom and parking provision has been included within Figure 4. It can be confirmed that parking provision is compliant with the NRDG standards.

Taymouth - Zone 4

Name	Plot No.	Bedrooms	Required Parking
House Type 1	GC-1	5	3
House Type 2	GC-2	5	3
House Type 1	GC-3	5	3
House Type 2	GC-4	5	3
House Type 1	GC-5	5	3
House Type 2	GC-6	5	3
House Type 6	GC-7	5	3
House Type 6	GC-8	5	3
House Type 3	GC-9	5	3
House Type 3	GC-10	5	3
House Type 3	GC-11	5	3
House Type 3	GC-12	5	3
House Type 4	GC-13	5	3
House Type 4	GC-14	5	3
House Type 4	GC-15	5	3
House Type 4	GC-16	5	3
House Type 5	GC-17	6	3
House Type 5	GC-18	6	3
Visitor Parking	n/a	n/a	5

Figure 4

- 2.04. A 1.5m service strip will be provided either side of the 3.7m wide road pavement. The purpose of this is to provide for statutory service provision and also road drainage infrastructure. The roads drainage system will comprise of roadside filter trenches with collector drains.
- 2.05. There is provision within the sales particulars for all properties for the control of boundary and frontage treatments of each plot. The specification ensures that all forward visibility design standards can be achieved in accordance with NRDG standards.
- 2.06. Swept Path assessments have been carried out on the site layout proposals for both private car and fire engine vehicles. To comply with the swept path requirements for those specific vehicles some road widening was necessary at a few locations on the highway layout. This has been incorporated into the overall site layout design.

- 2.07. The road network serving the previously consented plots to the west of zone 4 will be in close proximity to Scottish Water's water supply infrastructure services. Negotiations with Scottish Water have already been held on this matter and approval has been granted subject to receipt of appropriate construction method statements. Access provision will be maintained to allow Scottish Water access/egress to the water supply treatment works and the existing turning head will remain in situ.
- 2.08. Adherence to the NRDG road gradient guidance has been complied with where possible. In general, the majority of the roads infrastructure has been designed to comply with a maximum gradient standard of 8% or less apart from two sections where the general topography of the site prevents compliance. One of the areas is on the bend adjacent to property GC-9 where a 10% gradient can only be achieved. The other area lies adjacent to the golf clubhouse. A minimum gradient of 1 in 9 (11.1%) can only be achieved on the approach road to the south of "The Dairy" and 1 in 7 (14.2%) on the access road to the north of The Dairy". The proposals for access to/from the golf clubhouse for visitors is via golf carts. The golf carts to be used (2-seater, 4-seater and 6-seater) all have the capability to accommodate a 1 in 5 (20% incline).
- 2.09. In summary it can be concluded that the site proposals, although private and not public adoptable infrastructure, are in general compliant with the NRDG standards apart from a few deviations which are not considered to be significant in respect to the operational requirements.



DUNDEE

Seabraes, 18 Greenmarket
Dundee, Angus
DD1 4QB

t 01382 227 380

dundee@millardconsulting.co.uk



Dundee | Perth | Aberdeen

Registered in Scotland No. SC220557

Registered Office: Seabraes, 18 Greenmarket, Dundee DD1 4OB

TA Millard Scotland Ltd trading as Millard Consulting