



**Technical Consultation No 1 for Planning Application Ref: APP/2023/2333**

Application type: **PPP (Planning Permission in Principle)**

Proposal **Erection Of Dwellinghouse For Holiday Let**  
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Location: **Site At Colliestown Farm Torphins Banchory Aberdeenshire AB31 4JN**

Date consultation request received: **20/12/2023**

Planning Officer: **AG**

Roads Officer: **CS**

**1. Visibility Requirements**

Speed Limit at site: **60 mph**

Design speed: **30 mph (assessed for both approaches)**  
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Based on the minimum visibility requirements within Aberdeenshire Council's current standards and on the design speed a visibility of **2.4** metres by **90** metres will be required

Does current application provide this? Yes  No  **(See Section 4)**

**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:**

This application is for Planning Permission in Principle, parking is to be provided as per Aberdeenshire Council parking standards.

**3. Road Layout:**

- Is a Traffic Assessment required? Yes  No
- Access onto Public Road Network? Direct  Indirect
- Will the Shown Layout Require RCC? Yes  No
- Does the Shown Layout Appear to Comply with RCC? Yes  No

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

**4. Other Comments:**

Visibility should be achievable if roadside vegetation is maintained.

**5. Recommendations:**

- This Service objects to this application for the following reasons:-**
- Insufficient Visibility**       **Insufficient Parking Provision**
  - Road Safety (see comments in Section 4)**
  - 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)**
- This Service has no further comments to make on this application .**
- This Service does not object to this application subject to the following conditions and advisories being applied should planning permission be granted:-**

**Conditions (as selected below):**

- Prior to occupancy of development, a drop kerb footway crossing must be formed at the new driveway.
- The maximum gradient of the first 5m of the new access must not exceed 1 in 20.
- Prior to occupancy of development, first 5m of access (measured from edge of road or back of footway) to be fully paved.
- Proposed garage must be set back at least 6m from the rear of the footway.
- Garage door must not overhang the footway at any point in its travel.
- Prior to occupancy of development, Off-Street parking for cars, surfaced in hard standing materials must be provided within the site.
- Prior to occupancy of development, Parking spaces, surfaced in hard standing materials shall be provided within the site in accordance with the Council's Car Parking Standards.
- Prior to commencement of development, a lay-by measuring 8.0m x 2.5m with 45° splays to be formed on frontage of the site & the proposed vehicular access to be taken via this. Construction shall be to a standard appropriate to the location & must be agreed in advance with Roads Development.
- Prior to occupancy of development, a passing place measuring 10.0m x 2.5m with 5m splays to be formed at location(s) shown on the attached plan. Construction shall be to a standard appropriate to the location & must be agreed in advance with Roads Development.
- Prior to commencement of development, Visibility Splays, measuring 2.4m by 90m to be formed on either side of the junction of the vehicular access with the public road. The visibility splays so formed shall thereafter be kept free of all permanent obstructions above adjacent carriageway level.
- Prior to occupancy of development a refuse bin uplift store area shall be constructed (behind any visibility splay) so as to be accessible for bin uplift & shall be secure enough to prevent empty bins from being wind blown. Details must be submitted to Roads Development for approval.
- Prior to occupancy of development a suitable vehicle turning area, measuring not less than 7.6m x 7.6m, must be formed within the site to enable all vehicle movements onto or from the public road to be carried out in a forward gear.
- The junction that the proposed vehicular access forms with the public road to be kerbed to radii of m, the minimum width at the throat of the bell mouth so formed to be m. The area within the bell mouth & for a minimum distance of m from the public road carriageway, to be constructed in accordance with the Council's Specification appropriate to the type of traffic which will use the access, & shall be surfaced with dense bitumen macadam or asphalt.

Initialed by:

*C.S*

Checked:

Date:

20/12/2023

Date:

**The following matters are drawn to the attention of the applicant:-**

- The proposed vehicular access onto the public road shall be formed at the Developer's expense & must be constructed in accordance with the Council's Specification.
- Any existing public roadside ditch crossing the proposed access/ lay-by to be piped, with minimum 225mm dia pipe (incl. headwalls, if specified). Pipes to have a 150mm concrete surround. Detailed specification must be fully agreed before installation with Infrastructure Services, Area Roads Office Engineers when obtaining road excavation permit.
- Adequate provision to be made for internal surface water drainage to ensure that surface water does not run from the site onto the public road or vice versa.
- Adequate precautions to be taken to protect any Statutory Undertaker's plant which may be affected by the works/development.
- No effluent from the proposed septic tank to be permitted to adversely affect the public road or its drainage system.
- Prior to commencing its construction, the line of any boundary wall along the frontage of the site to be agreed on site with Roads Development, Infrastructure Services in order that allowance may be made for any future widening.
- An application for a Road **Excavation Permit** must be submitted to Infrastructure Services, Area Roads Office at least 15 days prior to the commencement of any excavation works within the boundaries of the public road. Applicants should note that failure to obtain a Permit is an offence in terms of s56 of the Roads (Scotland) Act 1984.  
**Note: The Public Road may incorporate- Carriageway, Verge, Cycleway/ Footway and Visibility Envelopes.**

Further details and application forms may be obtained by emailing the relevant Area Roads Office (see below) or on the Councils website:

[banffandbuchan.roads@aberdeenshire.gov.uk](mailto:banffandbuchan.roads@aberdeenshire.gov.uk)

[garioch.roads@aberdeenshire.gov.uk](mailto:garioch.roads@aberdeenshire.gov.uk)

[buchan.roads@aberdeenshire.gov.uk](mailto:buchan.roads@aberdeenshire.gov.uk)

[kincardineandmearns.roads@aberdeenshire.gov.uk](mailto:kincardineandmearns.roads@aberdeenshire.gov.uk)

[formartine.roads@aberdeenshire.gov.uk](mailto:formartine.roads@aberdeenshire.gov.uk)

[marr.roads@aberdeenshire.gov.uk](mailto:marr.roads@aberdeenshire.gov.uk)

- Construction Consent for the proposed road(s) will be required prior to the commencement of any roadwork. Construction Consent Application forms must be submitted at least three months before any roadworks are intended to commence.
- A Road Bond must be lodged with Aberdeenshire Council prior to commencing any work on any proposed Dwelling house.
- If road deliveries to site exceed either the maxima stated in the "Road Vehicles (Construction and Use) (Amendment No.7) Regulations 1998" or "The Road Vehicles (Authorised Weight) Regulations 1998", at least one months notice must be given to the Councils Abnormal Loads Officer together with submission of an Abnormal Load Routing Plan for approval. (Contact Abnormal Loads Officer either by email at [abnormal.loads@aberdeenshire.gov.uk](mailto:abnormal.loads@aberdeenshire.gov.uk) or [bridges@aberdeenshire.gov.uk](mailto:bridges@aberdeenshire.gov.uk) )