

Private Access Checklist

Liosta-sgrùdaidh airson Inntrigeadh Prìobhaideach

(To be included with your Planning Application)

This form should be completed in connection with applications for single houses and small housing developments (generally four houses or less). Guidance on access to this type of development from the public road is given in document **Access to Single Houses and Small Housing Developments** to which reference should be made. The clause references below relate to this document.

DETAILS OF THE SITE

		For guidance refer to clause
Is there a previous Application for this location?	NO	
If YES above give the application reference number if known:		
National grid ref at the access point to the public road:	W77957 E14220	
Do you propose a new private access from the public road?	NO	
Do you propose enlarging an existing private access?	YES	
Do you propose sharing an existing private access?	YES	4.1.4
How many properties will the access serve?	2	
Will the new access cross a footway?	NO	5.1
Do you propose constructing a new Service Bay?	NO	4.1
Do you propose utilising an existing Service Bay?	NO	

DETAILS OF THE PUBLIC ROAD

		For guidance refer to clause
Is the Private Access located on a class A or B road?	NO	4.1.4
Road/Street name or number	unknown	
What Speed Limit applies to this Road/ Street?	unknown	4.3.1
What is the assessed traffic speed near the access in MPH	20	4.3.2
How close to the nearest Road Junction is your proposed access in metres?	120	4.1.4

VISIBILITY

What visibility distances will you be able to achieve from your access junction in metres?		For guidance refer to clause 4.2, 4.3, 5.2, 5.3
Looking left	25	
Looking right	25	
(NOTE - Dimensioned visibility splays must be shown on the site plan)		
Is the area of land within the Visibility Splays in the Developer's Ownership or Control and/or within the road boundary?	YES	4.4, 5.3
Do walls or fences require to be set back to provide the required visibility?	NO	4.2

DRAINAGE

Have you inspected the existing Roadside Drainage?	YES	For guidance refer to clause 4.7
Do you propose installing a new Pipe Culvert?	YES	4.7
If Yes above, what diameter of pipe culvert is proposed?	450	4.7

FLOOD RISK

Has the SEPA Flooding Database been examined? See www.sepa.org.uk/flooding	YES	For guidance refer to clause 4.9.2
Is the site considered to have any Flood Risk?	NO	4.9.1
Has a flood risk assessment been undertaken by a competent person?	YES	4.9.2
Are any major ditches or watercourses near or above the site?	NO	

PARKING

Can parking for a minimum of two vehicles per dwelling be provided within the site in addition to any garage parking?	YES	For guidance refer to clause 4.5.1, 5.5
Can turning space within the site be provided in addition to parking?	YES	4.5.1, 4.5.2, 5.5

ROAD OPENING PERMIT

For guidance
refer to clause

Do you intend to carry out any of the following?

6.1

Excavate in the Verge, Footway, or Road	YES
Make a water or sewerage pipe connection to the mains	NO
Excavate for a service connection to Gas, Telecom, or Electricity	NO
Lay a septic tank outfall across the public road	YES

If the answer is YES to any of the above, then a Road Opening Permit is required by you or your contractor obtainable from the Highland Council (your local TECS office)

DETAILS OF THE APPLICANT or AGENT

Applicant or Agents name and Address:

Rural Design

Mill Studio, Portree

Postcode: IV51 9EG

E-Mail Address: studio@ruraldesign.net

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION GIVEN ON THIS FORM IS CORRECT AND COMPLETE.

Signature

Rural Design

Date

4.4.2024

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COMMENTS:

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