



Roads & Amenity, Operational Services
Helensburgh / Lomond Area
Blairvadach House, Shandon.

Contact: Brian Rattray
Tel : 01546 604682
File Ref : RPL 1A

OBSERVATIONS ON PLANNING APPLICATION

Dated: 01/11/13

Received: 01/11/2013

Applicant:

Proposed Development: Partial change of use of outbuilding to holiday let accommodation (retrospective)

Location: Tighairn Cottage, Arrochar, Argyll & Bute

Type of Consent: Detailed

Ref. No.(s) of Dwg.(s) submitted:

RECOMMENDATION	-No Objections/No Objections subject to Conditions/Refuse/Defer Decision/SOID to Advise
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Proposals Acceptable Y or N

1. General

(a) General Impact of Development	Y
(b) Safety Audit Required	N/A
(c) Transportation Analysis Required	N/A
(d) Drainage Impact / Flooding Assessment Required	N/A

2. Existing Roads

(a) Type of Connection(Road Junction/Footway Crossing)	N
(b) Location(s) of Connection(s)	Y
(c) Sightlines	N
(d) Pedestrian Provision	Y

Proposals Acceptable Y or N

3. New Roads

(a) Widths	N/A
(b) Pedestrian Provision	N/A
(c) Layout (Horizontal/ Vertical Alignment)	N/A
(d) Turning Facilities (Circles/Hammerheads)	N/A
(e) Junction Details (Locations/radii/sightlines)	N/A
(f) Provision for P.U. Services	N/A

Proposals Acceptable Y or N

4. Servicing & Car Parking

(a) Drainage	N/A
(b) Car Parking Provision	Y
(c) Layout of Parking Bays/ Garages	Y
(d) Servicing Arrangements/ Driveways	N

5. Signing

(a) Location	N/A
(b) Illumination	N/A

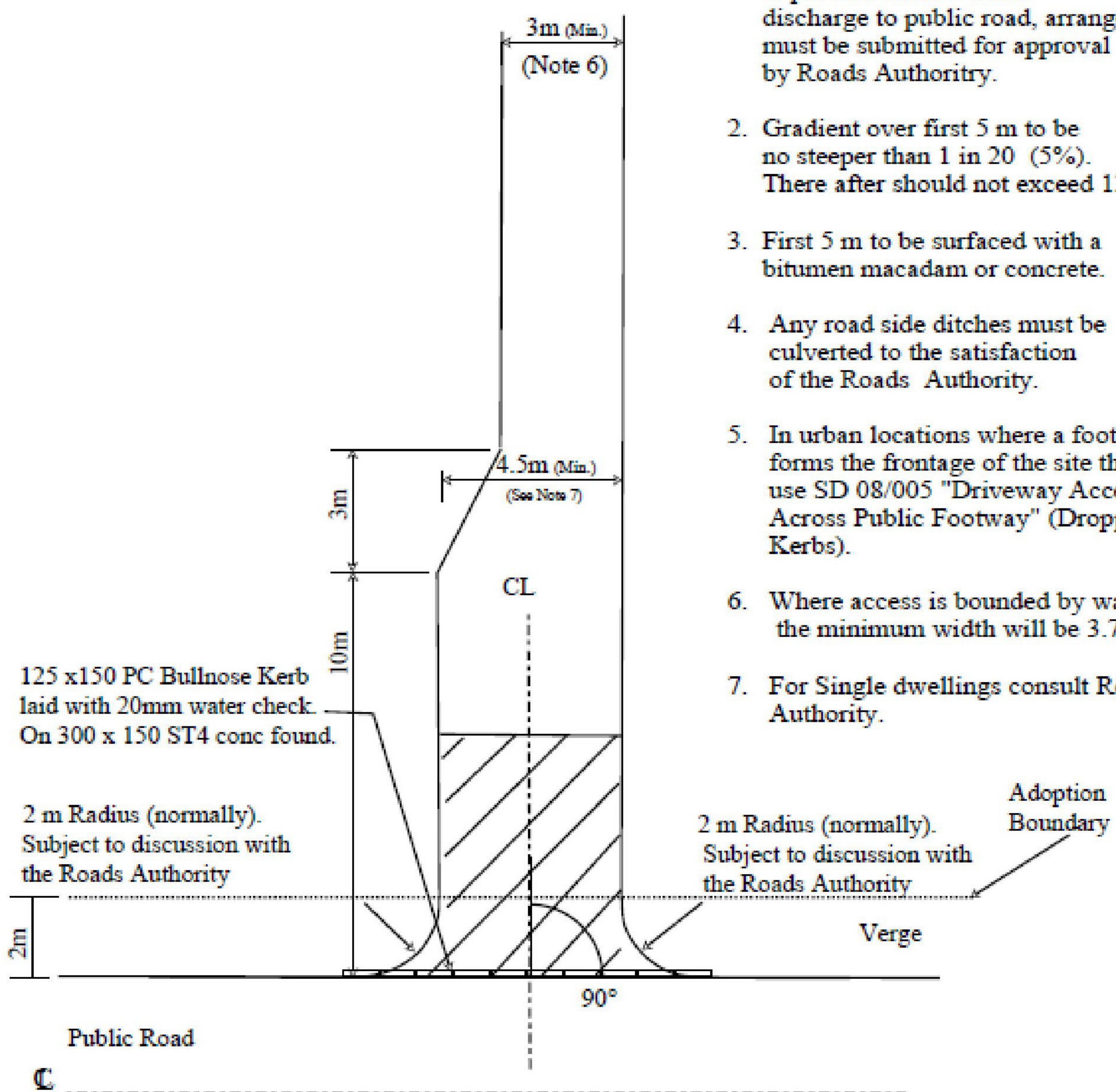
Item Ref.	COMMENTS
1	The proposal is situated off the A814 Arrochar – Dumbarton Road within a rural 60mph speed restriction.
2	Existing access is unsafe due to lack of visibility when exiting the property.

Item Ref.	CONDITIONS/REASONS FOR REFUSAL/DEFERMENT
2	There is no visibility in either direction when exiting the site due the 6ft tall timber fence along the roadside. This refusal could be changed to “No objections subject to conditions” if the following conditions can be met.
2c	Visibility splays of 120 x 2.4 x 1.05m required. No walls, fences, hedges etc permitted within the visibility splays. No obstructions to visibility over 1.05m in height permitted within the visibility splays
4d	Access to be constructed as per Drg No SD 08/002a.Min width 4.5m and surfaced in bitumen or concrete for the first 5m from the edge of the public road. (Road opening permit required)

Notes for Intimation to Applicant

(i) Construction Consent (S21)*	Not Required/Required
(ii) Road Bond (S17)*	Not Required/Required
(iii) Road Opening Permit (S56)* Required for verge crossing/Footway crossing	Not Required /Required

* Relevant Section of The Roads (Scotland) Act 1984



Notes.

1. Access to be formed or drained to prevent surface water discharge to public road, arrangement must be submitted for approval by Roads Authority.
2. Gradient over first 5 m to be no steeper than 1 in 20 (5%). There after should not exceed 12.5%.
3. First 5 m to be surfaced with a bitumen macadam or concrete.
4. Any road side ditches must be culverted to the satisfaction of the Roads Authority.
5. In urban locations where a footway forms the frontage of the site then use SD 08/005 "Driveway Access Across Public Footway" (Dropped Kerbs).
6. Where access is bounded by walls the minimum width will be 3.7m.
7. For Single dwellings consult Roads Authority.

Private Drive Way

From Un-Kerbed Road

Argyll & Bute Council Operational Services

Scale 1:150 Date June 2008

Drawing No SD 08/002

REV. a