



**Re: Local Review Body - Planning Application Ref: 18/00029/PPP at Harrylayock, Forestmill - Further Written Submissions required** 📄

**Stuart Cullen** to: Local Review Body

02/10/2018 12:12

Cc: Gillian White, Lee Robertson

Fao of Lee Robertson - Clerk to the Local Review Body,

I refer to your letter dated 1st October 2018 to the Roads and Transportation Section requesting proposed conditions or recommendations if the application were to be approved in this case .

Firstly I would like to reiterate my Section's position on this proposal in that it remains our recommendation that permission should not be granted for an unsubstantiated new dwellinghouse at this rural location given the unnecessary increase in vehicular and pedestrian activity on what is a typical derestricted rural B class road which affords no footways or adequate street lighting .

In terms of applicable conditions or recommendations should the application be approved by the LRB , the existing access on to the B913 consists of an unsurfaced bellmouth access which meets the road edge at an oblique angle. Although this access has space to allow vehicles to arrive at the road edge at right angles, which is ideal for road safety reasons , its angle is such that this is not encouraged. Visibility at this existing access , due to the nature of the slow road bend of the B913 at this general location and the access' location on the outside of this bend, is adequate in both directions, albeit again the access' angle at the road edge is such that driver visibility could be less than ideal . Improvements could be made at this location to have it re-designed to be at right angles to the public thereby encouraging it's safe use by drivers. Such works will also make the access more visible to drivers on the B913. The relevant specific conditions that should be attached in this respect would be the following :-

1. The existing vehicular access on to the B913 serving Harrylayock Farm should be improved to form a 4.5m wide bellmouth area affording suitable kerbed radii to both sides. The bellmouth should be constructed at right angles to the public road, in accordance with the Council's specification standards, and under cover of a Minor Roadworks Consent as issued by the Council's Roads and Transportation Section.
2. The private access to the rear of the recommended bellmouth should be constructed to ensure that no surface water or loose material is discharged from it out on to the public road.
3. Given the high speed nature of this Section of the B913 at this location a suitably bespoke construction traffic management plan should be submitted for approval by the Council prior to any works commencing on the construction of the intended house.

Regards

Stuart

Stuart R. Cullen  
Principal Roads and Flooding Officer  
Community and Regulatory Services

