



APPENDIX 08

Stewart Davidson

From: Stewart Davidson [stewart@dbparchitects.co.uk]
Sent: 06 September 2012 08:55
To: 'Maurice Booth'
Cc: 'richard@dbparchitects.co.uk'
Subject: RE: 12/01409/PPP Land Adjacent To Meadowlark Nursing Home Mannachie Road
Maurice,

Meadowlark Application – 12/01409/PPP

Many thanks for your email which I picked up this morning.
Per your request we will review the Transportation issues raised in your text, and revert to you thereafter.

Kind Regards,

Stewart

stewart@dbparchitects.co.uk

From: Maurice Booth [mailto:Maurice.Booth@moray.gov.uk]
Sent: 06 September 2012 08:41
To: 'stewart@dbparchitects.co.uk'
Subject: 12/01409/PPP Land Adjacent To Meadowlark Nursing Home Mannachie Road

Dear Sir

In respect of the ongoing consideration of the above application Transportation advise as follows :

“The proposed development is for six dwellinghouses to be served via a new housing road with an access onto the C14E Mannachie Road.

The proposed new access requires a minimum visibility splay of 4.5m x 70m onto the C14E Mannachie Road in both directions. There is no indication on the planning application drawings as to whether or not the applicant has sufficient land under their control to provide the required visibility splay.

Furthermore, the proposed development layout is constrained and in a number of instances fails to meet The Moray Council standards for roads adoption. It is noted that drawing no PL 003-A refer to the proposed new road being a 'Cat 6'. The Moray Council does not categorise roads in this manner and it appears that the architect has applied standards from The Highland Council to the layout.

A copy of the standards for roads adoption used by The Moray Council can be found by following the link on The Moray Council website:

http://www.moray.gov.uk/moray_standard/page_65633.html#trsd

<http://www.aberdeenshire.gov.uk/roads/Roads%20Ebook/Spec%20Ebook/index.htm>”

As indicated, there are a number of concerns over the traffic layout shown and it would

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probably be helpful to discuss this direct with Diane Anderson of the Transportation section ((01343) 562557, diane.anderson@moray.gov.uk).

Separate from the above it is noted that there are potential concerns over the density of development proposed and its relationship with the nursing home. Further consideration will be given to this when any amendments have been made in respect of the Transportation matters.

Maurice Booth
Planning Officer

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Main switchboard: 01343 543451

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