

Steve Crawford

From: Peter Smith [REDACTED]
Sent: 11 September 2013 16:38
To: Steve Crawford
Subject: Fw: 13/00482/APP PROPOSED ERECTION OF A HOTEL AT EARSTER CLOTFIELD.

----- Forwarded Message -----

From: Maurice Booth <Maurice.Booth@moray.gov.uk>
To: [REDACTED]
Sent: Thursday, 4 April 2013, 9:36
Subject: 13/00482/APP PROPOSED ERECTION OF A HOTEL AT EARSTER CLOTFIELD.

Dear Mr Smith

I have received the following response from Transportation (contact Diane Anderson) :

"The proposed development is for a hotel with 22 bedrooms, restaurant area, bar area and fitness area with 55 parking spaces. The hotel/restaurant would be accessed via the U58E Wester Alves Road, which is a single track road with limited passing places and restricted forward visibility at various locations.

The application appears to be identical to that of the previous application for this site (10/02055/APP) in terms of the layout of the building, numbers of bedrooms, parking provision and facilities (Bar, Restaurant and Fitness Room) etc however no supporting information has been submitted by the applicant in terms of the transport impact of the development or the proposed mitigation works to the road network to accommodate the development.

Transportation consider that the scale of the proposed development would have a significant impact on the road network, that a robust assessment of the impact of the development and mitigation works would be required to ensure that the road infrastructure serving the development was suitable and safe in accordance with the requirements of Moray Local Plan Policy T2 and Moray Local Plan Policy IMP1 which state:

MLP2008 Policy T2: Provision of Road Access

The Council will require that a suitable and safe road access from the public highway is provided to serve new development and where appropriate any necessary modifications to the existing road network to mitigate the impact of development traffic, and the provision of appropriate facilities for public transport, cycling, and pedestrians. Access proposals that have a significant adverse impact on the surrounding landscape and environment that cannot be mitigated will be refused.

MLP2008 Policy IMP1: Development Requirements

c. adequate roads, public transport, and cycling and footpath provision must be available, at a level appropriate to the development.

Reasons for Refusal

The proposed development would have a significant impact on the road network. No supporting information has been submitted which assesses the level of the development impact on the road network or any proposed mitigation required to ensure that the road infrastructure serving the development will be suitable and safe in accordance with Moray Local Plan Policies T2 and IMP1.

Further information required to consider the application

In order to reconsider the current recommendation a Transport Statement (the scoping for which must be agreed with Moray Council Transportation) requires to be submitted for consideration.

- Details of proposals for mitigation of the development impact on the road network also need to be submitted and agreed with Transportation."

In agreeing the scoping for the Transport Statement please could a time scale be provided for the required information being provided.

As you will be aware, other issues may occur during the ongoing consideration of the proposals.

Maurice Booth
Planning Officer

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