

John Morris

From: Craig Russell
Sent: 29 April 2021 15:10
To: adm1dmbcorr
Subject: P/21/0046/FUL

Categories: Gillian

Development Services

Memo

To: Development Management Unit (FAO Brent Vivian)

From: Engineering Design Unit

Date: 29 April 2021 **Enquiries:** 4732 **Fax:** 4850

Our Ref: 210429/CR **Your Ref:** P/21/0046/FUL

Proposal : Erection of 9 Dwellinghouses with Associated Garages and engineering infrastructure

Location : Site To The West Of Castlewood, Glen Road, Torwood

Further to our response dated 24 February 2021, we now have the results from a vehicle survey on Glen Road and would offer the following response.

Roads comment

Results from the vehicle survey dictate that visibility splays measuring 2.4m x 60m are required from both proposed accesses onto Glen Road. The required splays are achievable from both accesses, though roadside vegetation requires to be cut back.

The required number of residents' parking spaces has been provided within the curtilage of each property and visitor parking is proposed on both shared accesses.

There is no footway on the development side of Glen Road. As a result, pedestrians entering or leaving the development must cross to the existing footway on the opposite side of Glen Road at one of the proposed vehicular accesses. However, situations may arise where pedestrians are unable to cross directly, due to parked cars, roadworks etc.. To address this, a 2m wide adoptable footway is requested on the development side of Glen Road, extending along the site's full boundary.

Surface water drainage/flooding comment

A surface water drainage strategy is required. Information to assist in the preparation of the strategy is available [here](#).

In summary, if you are minded to grant permission and if any matters relating to surface water drainage and flood risk can be satisfactorily addressed, the following conditions are requested:

- 1) Vehicular access shall be via dropped kerb footway crossings, formed in accordance with a Minor Roadworks Consent.
- 2) Driveways shall be formed with a maximum gradient of 10% and such that no surface water is discharged or loose material is carried onto Glen Road.
- 3) Visibility splays measuring 2.4m x 60m shall be provided onto Glen Road. There shall be no obstruction to visibility greater than 600mm in height above carriageway level within the splays.
- 4) A 2m wide adoptable footway circa 200m in length shall be formed on the development side of Glen Road, formed in accordance with a Minor Roadworks Consent.

Formation of the vehicular accesses and footway will require Minor Roadworks Consent. The applicant should contact the Roads & Grounds Unit on 01324 506070 to obtain the relevant application form.

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