

Morris, John

From: MacKenzie, Roddy
Sent: 29 August 2017 14:10
To: adtm1dmbscorr
Cc: Steedman, Russell
Subject: P-17-0517-FUL Main Street, Standburn

Development Services

Memo

To: **Kevin Brown, Planning Officer**
Planning and Transportation (Development Control)

From: Roddy Mackenzie, Roads Development

Date: 29 Aug 2017 **Enquiries:** 4908

Our Ref: RMK/ **Your Ref:** P/17/0517/FUL

Proposal : Erection of 2 Dwellinghouses

Location : Land to the North East of Standburn Villa, Falkirk

Application : P/17/0517/FUL

I refer to your consultation notice received on 28 Aug 2017 regarding the above application. This site has been subject of a recent application (P/17/0517/FUL) and my response would be similar

The proposal is for the erection of two houses in a site off the existing B825 Main Street which is the main route through Standburn village. As the development site is to accommodate only two dwellings, a private access road will be acceptable. However, a visibility splay of at least 2.4m by 43m in both directions will be required at the junction with the B825, within which there should be no obstruction to visibility above 1m in height. The internal layout is acceptable with adequate parking and turning facilities.

Assuming that an access can be formed in accordance with our guidelines, I would also make the following comments:-

1. Along the frontage of the site an existing footway is in place, but is not adopted. We will therefore require this section of footway to be upgraded to adoptable standard
2. Instead of a bell-mouth access off Main Street, we will require the access to be a dropped kerb footway crossing.
3. It should be confirmed if right of access to the existing track to the south of the site has to be maintained or not.
4. A flood risk assessment and surface water drainage strategy including SUDS are acceptable.

I would be obliged if you could ask the applicant to provide amended drawings & info in connection with the above points.

Regards

RMK

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