

Morris, John

From: MacKenzie, Roddy
Sent: 12 April 2018 11:39
To: adtm1dmbcorr
Cc: Steedman, Russell; Collins, Kevin
Subject: P-18-0151-PPP

Development Services

Memo

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

From: Roddy Mackenzie, Roads Development

Date: 12 April 2018 **Enquiries:** 4908

Our Ref: RMK/ **Your Ref:** P/18/0151/PPP

Proposal : Development of land for Residential use with Associated Access
Location : Land to the North of 41 Kings Seat Place, Glendevon Drive, Maddiston, Falkirk.
Application : P/18/0151/PPP

I refer to your consultation notice received on 22 Mar 2018 regarding the above application.

Firstly I would point out that the northern site has no basis in the currently adopted Falkirk Council Local Plan and is located outside the Urban Limit. With this in mind I would say that the application seems to be premature.

The proposal would result in a residential development site where the main access would I assume, be off Glendevon Drive, which is an existing distributor class road with a new roundabout in close proximity to the site. This may be acceptable to serve such a site depending on whether there are any capacity issues.

There is also shown, what I assume is a second access, connecting to Nicolton Road in a straight line north west from the site. Nicolton Road is a narrow rural road and would not be considered suitable to take the additional vehicle traffic that such a development could generate. In capacity terms there could be issues with the wider road network.

It has been our long-term view that additional development of the overall Parkhall site should only be considered with the provision of a distributor road link through to the A801. This application seems to take no recognition of this and would, along with the other points above, make the proposal unacceptable from a roads point of view.

There are also no drainage details provided and so I would be obliged if you could ask the applicant to provide an FRA and details of the surface water drainage strategy for the proposed site.

Regards

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From:MacKenzie, Roddy
Sent:17 Aug 2018 10:29:18 +0100
To:adtm1dmbscorr
Cc:Morris, John
Subject:P/18/0151/PPP

John,

We have no further roads comments to add at this time.

Roddy

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