Morris, John

From: Crawford, Grahame
Sent: 25 July 2018 15:35
To: adtm1dmbscorr
Cc: Steedman, Russell
Subject: P/18/0384/PPP

Development Services

Memo

To: David Paterson

Planning and Transportation

From: Grahame Crawford

Roads and Design (Roads Development)

Date: 25 July, 2018 **Enquiries**: 4733 **Fax**: 4850

Our Ref: 180725-GC Your Ref: P/18/0384/PPP

Development Erection of Dwellinghouse

Location Land To The East Of 39 Braefoot Road, Braefoot Road, Bo'ness,

Grid Ref Easting 300273 Northing 680158

I refer to your consultation received on the 6 July 2018 concerning the above planning enquiry and would comment as follows:

This site was submitted for outline planning previously under planning application number P/17/0060/PPP. Again, I have no objection to the proposal in principle and reiterate the same comment:

This site rises steeply away to the south from turning head at the east end of Braefoot Road. The end of the turning head is supported by a retaining wall between the road and the first house to the north of the turning head.

There is a 2.00m. wide public adopted footway along the west side of the site from Braefoot Road to Henry Street, it shall be maintained free of any obstruction throughout any construction period that may arise.

There is a street light in the middle of the proposed access, the applicant will have to apply to Falkirk Council Street Lighting to have it moved and the cost of any works involved in the move would fall to the applicant.

The Royal Mail collection box will also have to be moved and the applicant should consult with them in that respect.

Parking provision should be in line with the National Roads Development Guide.

Any Driveway should have a maximum gradient of 10% and where it runs to the public road it should incorporate some form of positive drainage to prevent any water running out on to the public road.

Any gates should open in an inwards direction.

I would also look for a drainage strategy for the proposed dwelling showing where they propose to discharge both foul and surface water. It should include any permission from Scottish Water.

The site and surrounding area has a history of surface water run off flooding. A flood risk assessment should be provided to identify and mitigate any potential flood risk to the site.

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