

Consultee Comments for Planning Application APP/15/01235

Application Summary

Application Number: APP/15/01235

Address: Land adjacent Woodcroft Primary school, Woodcroft Lane, Waterloo, PO8 9QD

Proposal: Outline application for residential development for 43 residential dwellings with access off Woodcroft Lane and emergency access off Eagle Avenue with all other matters reserved.

Case Officer: Daphney Haywood

Consultee Details

Name: Mr Peter Marshall

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On Behalf Of: Development Engineer - Highways

Comments

Formal Highway Consultation.

The application includes a Transport Assessment that quantifies the effect of the increased traffic on local junctions. Given the guidance in the Government's National Planning Policy Framework paragraph 32 this application can not be prevented or refused on transport grounds as the Transport Assessment demonstrates that the residual cumulative impacts of development on the transport network are not severe.

The proposed cycle/footway link from the proposed development to Eagle Avenue should have a Grampian condition imposed on any permission stating that the route has to be completed before the occupation of any property. The other indicated footway at the eastern end of the cul-de-sac is important and should be provided once the adjacent spine road to the Woodcroft Farm Development is fully constructed. A planning condition would be difficult to impose because of the different construction timetables therefore it would appear that a Section 106 Agreement will be required.

The plan is only illustrative but the full planning application should show the garages to be 6 m by 3m and that the parking spaces between adjacent buildings are widened to 3m.