

From: Tracey Ford
Sent: 25 July 2013 14:50
To: Sally Smith DC
Cc: Peter Marshall
Subject: Rose In June Planning Application

Hi Sally

Further to reviewing the new application plans, please find my comments below

The crossing point and the lay-by has to be provided these will be s278 works, without these works deliveries can not be undertaken in a means acceptable to the Highway Authority, the site would not be accessible to all users and I would not be able to accept reduced parking. These works need to be a Grampian Condition

Car Parking: I am happy to accept a reduction in parking level for the store on the basis that there is adequate parking across the road and a suitable safe crossing point is being implemented. I will accept a reduction down to 13 spaces as this will also allow for an improved use of space for both this development and the proposed neighbouring development of residential, it will also allow for a suitable acoustic barrier to the neighbouring properties.

Footway east side of development: As the development has only a blank wall on the east side and there is a footway proposed along this boundary I would rather see this footway removed so all access into/out of the parking area is by Webb Lane. This again allows for an improved layout for the neighbouring application allowing additional land to the gardens, whilst reducing the maintenance of private footway.

Access for car park via Webb Lane: there is no highway reason to object to the access for cars being via Webb Lane, although the lane is reasonably narrow at the access it is suitable for purpose. The previous access was available from Webb Lane. There is no reason for any vehicle not to exit the car park in reverse as adequate turning is provided on site. TRO's can be advertised to reduce parking in Webb Lane further should they be required. A s106 can have future requirements of TRO's if need be.

Location of Cash Point: From a highway point of view I would like to see the Cash Point moved away from the corner to reduce the risk of vehicles stopping near the corner causing a highway risk to those exiting Webb Lane and the risk of shunt accidents with vehicles expecting traffic to turn into Webb Lane instead of Stopping in Selsmore Road, also it will allow the lay-by to be used for this purpose during an evening when deliveries are not likely to be undertaken. I therefore suggest that the Cash Point be positioned where the false window is suggested.

Regards

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