

**Technical Consultation No 3 for Planning Application Ref: M/APP/2013/1312**  
**CNPA Ref:2013/0149DET**

Application type: **Full Planning Application**

Proposal: **Alterations And Conversion Of Bus Depot To Class 1 (Shops)**

Location: **Bluebird Bus Depot, 4 Golf Road, Ballater**

Date consultation request received: **29/10/2013**

Planning Officer: **M White**

Roads Officer: **J Craig**

**1. Visibility Requirements (See Section 4)**

Speed Limit at site: **mph**

Design speed: **mph** ( **for** )

Based on the minimum visibility requirements within Aberdeenshire Council's current standards and on the design speed a visibility of metres by metres will be required

Does current application provide this? Yes  No

**2. Parking Requirements:**

From Aberdeenshire Council's Parking Standards the required parking provision is **61** Spaces made up of: Operational and Non-Operational.

Is shown provision of **0** spaces acceptable Yes  No

**Note:**

It is accepted that the development cannot provide any off-street customer parking or an off-street loading bay. No notional parking allowance can be made for the existing two stores that this application replaces. It is assumed these stores will have a future as retail premises. Following discussions with this Service the applicant has carried out a further parking survey of the surrounding streets and public car parks. This, in association with observations made by this Service, indicates that there is a good turnover of vehicles in the central area around the proposed store.  
3 No disabled spaces must be provided on street. A traffic order will be required to promote this

**3. Road Layout:**

- |  |        |                                     |          |                                     |
|--|--------|-------------------------------------|----------|-------------------------------------|
| Is a Traffic Assessment required?                | Yes    | <input checked="" type="checkbox"/> | No       | <input type="checkbox"/>            |
| Access onto Public Road Network?                 | Direct | <input checked="" type="checkbox"/> | Indirect | <input type="checkbox"/>            |
| Will the Shown Layout Require RCC?               | Yes    | <input type="checkbox"/>            | No       | <input checked="" type="checkbox"/> |
| Does the Shown Layout Appear to Comply with RCC? | Yes    | <input type="checkbox"/>            | No       | <input type="checkbox"/>            |

***If No, What are Main Items of Non-Compliance?***

**4. Other Comments:**

Generally it has been demonstrated that between 30 and 40 on-street/car park spaces are available in the vicinity of the proposed store during the day in the summer months. In addition some additional parking could be introduced on Golf Road opposite the site. This section of road is presently no waiting at any time/double yellow lines to allow buses to manoeuvre in and out of the existing bus depot. The no waiting provision would not be required if this development were approved, however applicant would need to discuss this with Roads Development, Aberdeenshire Council. Once implemented, this could provide a further 6 no on-street parking spaces. If it is now accepted that no parking can be provided to the rear of the store the parking shortfall will increase by 3 spaces. However, the recycling bins in the Church Square car park have been rearranged bringing 5 parking spaces back into public use, more than offsetting the loss of spaces within the site. While this still represents a shortfall of spaces in terms of the maximum parking standards this is considered to be acceptable for this retail development in Ballater.

**5. Recommendations:**

**This Service objects to this application for the following reasons:-**

**Insufficient Visibility**

**Insufficient Parking Provision**

**Road Safety (see comments in Section 4)**

**Insufficient information has been submitted to comment on this application. Please treat this response as a holding objection until the required information has been submitted. (See Section 4)**

**This Service has no further comments to make on this application.**

**This Service does not object to this application subject to the following conditions being applied should planning permission be granted:-**

**Conditions (as selected below):**

- Prior to occupancy of development, a kerbed footway must be formed along the frontage of the development (Full details to be agreed with the Roads service).
- The maximum gradient of the first 5m of the new access must not exceed 1 in 20.
- Prior to occupancy of development, first 5m of driveway (measured from edge of road or back of footway) to be fully paved.
- Proposed garage must be set back at least 6m from the rear of the footway.
- Garage door must not overhang the footway at any point in its travel.
- Prior to occupancy of development, Off-Street parking for cars, surfaced in hard standing materials must be provided within the site.
- Prior to occupancy of development, Parking spaces, surfaced in hard standing materials shall be provided within the site in accordance with the Council's Car Parking Standards.
- No development shall commence until a Traffic Regulation Order promoting 3 No on-street disabled parking bays plus removal of 36m of no waiting restriction (subject to agreement with Roads Service) is commenced.
- Prior to occupancy of development 3 No on-street disabled parking bays must be provided and the removal off 36m of no waiting restriction (as agreed with Roads Service) must be implemented.
- Prior to commencement of development, Visibility Splays, measuring m by m to be formed on either side of the junction of the vehicular access with the public road. The visibility splays so formed shall thereafter be kept free of all permanent obstructions above adjacent carriageway level.
- Prior to occupancy of development a refuse bin uplift store area shall be constructed (behind any visibility splay) so as to be accessible for bin uplift & shall be secure enough to prevent empty bins from being wind blown. Details must be submitted to Roads Development for approval.
- Prior to occupancy of development a suitable vehicle turning area, measuring not less than 7.6m x 7.6m, must be formed within the site to enable all vehicle movements onto or from the public road to be carried out in a forward gear.
- The junction that the proposed vehicular access forms with the public road to be kerbed to radii of m, the minimum width at the throat of the bell mouth so formed to be m. The area within the bell mouth & for a minimum distance of m from the public road carriageway, to be constructed in accordance with the Council's Specification appropriate to the type of traffic which will use the access, & shall be surfaced with dense bitumen macadam or asphalt.
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Initialed by:



Checked:



Date:

30/10/2013

Date:

30/10/2013

**The following matters are drawn to the attention of the applicant:-**

- The developer to further discuss with Aberdeenshire Council Public Transport Unit the location of the bus stop.
- The developer to further discuss with the Aberdeenshire Council Roads Development the waiting restrictions along Golf Road. There may be a charge for promoting a new traffic order.
- Adequate provision to be made for internal surface water drainage to ensure that surface water does not run from the site onto the public road or vice versa.
- Adequate precautions to be taken to protect any Statutory Undertaker's plant which may be affected by the works/development.
- No effluent from the proposed septic tank to be permitted to adversely affect the public road or its drainage system.
- Prior to commencing its construction, the line of any boundary wall along the frontage of the site to be agreed on site with Roads Development, Infrastructure Services in order that allowance may be made for any future widening.
- An application for a Road **Excavation Permit** must be submitted to Infrastructure Services, Area Roads Office at least 15 days prior to the commencement of any excavation works within the boundaries of the public road. Applicants should note that failure to obtain a Permit is an offence in terms of s56 of the Roads (Scotland) Act 1984. **Note: The Public Road may incorporate- Carriageway, Verge, Cycleway/ Footway and Visibility Envelopes.**

Further details and application forms may be obtained by telephoning the relevant Area Roads Office (see below) or on the Councils website:

Banff & Buchan	01261 813495	Garioch	01467 628088
Buchan	01771 638103	Kincardine & Mearns	01569 768465
Formartine	01358 726440	Marr	019755 64920

- Construction Consent for the proposed road(s) will be required prior to the commencement of any roadwork. Construction Consent Application forms must be submitted at least three months before any roadworks are intended to commence.
- A Road Bond must be lodged with Aberdeenshire Council prior to commencing any work on any proposed Dwelling house.
- If road deliveries to site exceed either the maxima stated in the "Road Vehicles (Construction and Use) (Amendment No.7) Regulations 1998" or "The Road Vehicles (Authorised Weight) Regulations 1998", at least one months notice must be given to the Councils Abnormal Loads Officer together with submission of an Abnormal Load Routing Plan for approval. (Contact Abnormal Loads Officer either by email at [abnormal.loads@aberdeenshire.gov.uk](mailto:abnormal.loads@aberdeenshire.gov.uk) or Fax: 01224 662005).