Consultee Comments for Planning Application 211791/DPP

Application Summary
Application Number: 211791/DPP
Address: High Point 242 North Deeside Road Peterculter Aberdeen Peterculter AB14 0UQ
Proposal: Erection of 14 residential flats over 3 and 4 storeys, 1 shop unit and subdivision of existing flat to form 2 flats with associated infrastructure
Case Officer: Robert Forbes

Consultee Details
Name: Mr Michael Cowie
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Email: Not Available
On Behalf Of: ACC - Roads Development Management Team

Comments
It is noted this application for erection of 14 residential flats over 3 and 4 storeys, 1 shop unit and subdivision of existing flat to form 2 flats with associated in infrastructure at High Point, 242 North Deeside Road, Peterculter, Aberdeen AB14 0UQ.

It is noted the site is located in the outer city and does not lie within an area with any form of controlled parking measures.

It is noted the site shall be served by direct access onto the existing adopted footpath network on North Deeside Road which shall provide connectivity to the wider Peterculter community. This additionally, provides connection to the nearest public transport provision on North Deeside Road which provides services in/out of the city, bus stops for this provision are located within 50m of the site on either side of the road and when heading in either direction (east and west). In terms of cycle provision there is the Deeside Way which provides connection directly into the heart of the city.

As per ACC supplementary guidance, all flats have an associated parking provision requirement of 1.5 spaces per flat/unit, given the proposal shall provide a combined 16no. flats this would equate to a parking requirement of 24 spaces. Additionally, with the associated retail provision within ground level, as per ACC supplementary guidance, this should provide 2no. spaces.

However, it is noted the proposal is to provide 18no. spaces within rear car park provision of which 1 space is marked for disabled/accessible use, this equates to a provision of 1 space per unit. It is considered that such volume to be acceptable given adequate cycle parking is provided, proximity to public transport and walking distance for the amenities within the Peterculter area/community. Additionally, there is on-street parking provision within lay-by to the front which is restricted

allowing turnover parking for local businesses on North Deeside Road which would include the proposed small retail unit.

That being said, the proposed parking layout shall require to meet the minimum parking bays dimensions of 2.5m x 5m and provide a minimum 6m aisle width. It is noted the location of pillars upholding the proposed structure above which would impact the spaces marked 1-4 on the submitted layout, it is requested that these do not impact or reduce the width of the aforementioned parking bay dimension requirements impeding manoeuvrability in/out of these spaces. In regard to spaces which are directly near building/boundary structure there requires to be a minimum 0.5m buffer around these spaces. The applicant should confirm and/or address this within proposed layout as per the comments above.

It is noted the inclusion of a cycle store but confirmation that this can accommodate the stated 16no. spaces to provide 1 space per flat, this provision should also be secure and covered.

It would appear that the vehicular access to the site would be where the current access to the site is, there is concern with how this access would tie-in with existing lay-by parking, visibility, footpath connection, adjacent access and bus stop provision (possible re-location) etc.. Therefore, the applicant should provide a clearer design and detail proposal for the site access, this would also be subject to a section 56 roads construction consent application.

There is outstanding information and confirmations required as part of this application, upon receipt of this Roads Development Management shall be better placed to make further/final comment.