

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

Address: Aberdeen City Council, Marischal College, Broad Street, Aberdeen AB10 1AB

Email: Not Available

On Behalf Of: ACC - Roads Development Management Team

Comments

It is noted this application for erection of 14no. 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 that initial Roads Development Management comments in regard to this application were lodged 12th January 2022, since such the applicant has provided further detail and submissions in regard these comments.

As per previous, it is confirmed that the proposed level of associated parking provision of 18no. spaces, which equates to provide 1 space per unit, is considered acceptable given associated cycle storage and proximity to public transport. It is confirmed since such comments the applicant has detailed and confirmed that the parking provision meets the minimum parking dimensions of 2.5m x 5m and 6m aisle width, therefore is acceptable.

Additionally, associated cycle parking/storage provision has been clarified to provide space for 16no. bikes which shall provide space/storage for each flat/unit.

Within previous comments it was sought for further consideration and design given to the upgrade of the existing vehicular access to the site to create a betterment at this location. The applicant has since provided further proposal in this regard which is to build out the access and have been in contact with Roads Officers to discuss, it has also been advised that the existing bus stop location can be moved east slightly in order to tidy up this congested location. It is confirmed that Roads Officers have also liaised with the Public Transport Unit (PTU) to agree on such alterations to this existing bus stop which would be the movement of flagpost sign, bay markings and kassel kerbs, while retaining the existing bus shelter location.

In regard to this access upgrade and bus stop alterations, the exact details/design of such shall be purified via required Section 56 Roads Construction Consent (RCC). However, the principle and indicative design of this is accepted.

It is noted and confirmed that from a Roads Development Management perspective that the applicant has addressed previous comments, therefore have no further observations and have no objections to this application.