

MEMO



ABERDEEN
CITY COUNCIL

To	Paul Williamson Planning & Infrastructure	Date	21/09/2015
		Your Ref.	P151376 (ZLF)
		Our Ref.	TR/MW/1/51/2
From	Roads Projects		
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Communities, Housing and Infrastructure
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Planning application no. P151376
Brookfield, Land at, Murtle Den Road, Milltimber
Demolition of existing dwellinghouse and erection of 3 No.dwellinghouses

I have considered the above planning application and have the following observations:

1.0 Introduction

1.1 This application is for Planning Permission in Principle (PPP) for three houses in the place of the existing house Brookfield.

2.0 Parking

2.1 The Design Statement indicates that 3 no. car parking spaces would be provided for each house, which is in accordance with the Council's parking guidance.

3.0 Access

3.1 A visibility splay should be provided at the entrance to the site with Murtle Den Road. I am aware that Murtle Den Road is not adopted and that the existing access will be used, however the development represents an intensification of use so, for road safety reasons, I will request that a 2.4m x 43m visibility splay be provided. More detailed drawings showing the access arrangement should be provided at the time of any detailed planning applications.

3.2 The driveway must not be surfaced with any loose material for the first 5 metres adjacent to Murtle Den Road. I would request that this be a condition of any consent.

4.0 Murtle Den Road

4.1 There are at present approximately 13 dwellings on Murtle Den Road, which is in excess of the number that would require the use of a road constructed to an

Pete Leonard
Corporate Director

adoptable standard. The proposed application will increase the number of dwellings on Murtle Den Road by a further two. I will therefore ask that a condition be attached to any consent for this application that Murtle Den Road be upgraded to an adoptable standard between the site access and North Deeside Road. The applicant should be advised to contact Colin Burnet within the Council's Roads Construction Consent team for further advice in this regard (tel. 01224 522409).

5.0 Strategic Transport Fund

5.1 The scale of this development means that it will not be eligible for a contribution to the STF.

6.0 Conclusion

6.1 I would support this development proposal, provided that the following conditions be attached to any consent you may wish to grant:

- Each house plot shall have 3 car parking spaces and adequate turning space, in accordance with the Council's car parking standards
- A 2.4m x 43m visibility splay shall be provided at the site access onto Murtle Den Road
- Murtle Den Road shall be upgraded to adoptable standards, between North Deeside Road and the site access
- The first 5m of the site access shall be surfaced