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**To:** [PI](#)  
**Subject:** Planning Comment for 160241  
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Comment for Planning Application 160241

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type :

Comment : I object to the proposed development due to the points noted below:

General comments to site plans, sections & elevations:

¶ There are a number of properties on Loirston road which have listed building status. Any proposed development on Loirston road should be in keeping with the character of these properties.

¶ The majority of the existing properties which face onto Loirston road are either bungalows or 1.5 storey properties and are set back from the pavement line by approx. 4m. It would be preferred if any new property was more in keeping with this type of dwelling and be positioned to line up with the existing properties. At present the new development indicates 2 storey properties which are set very close to the pavement line which is not only out of character with the rest of Loirston road but would also have a detrimental effect on the privacy of the existing properties on the west side of Loirston Road.

¶ Another concern with the position of the proposed new properties along Loirston road would be the detrimental effect on natural light levels to the existing properties on the west side of Loirston Road early morning.

¶ What traffic calming measures are proposed. As noted below the volume of traffic on Loirston Road is very high & is used as a shortcut for access to Altens.

Comments regarding drawing number C1274/002 & Visibility Splays:

¶ This plan used to create this drawing is incorrect as it does not show the existing public path to the east side of Loirston Road.

¶ The junction to road 2 shows 43m x 2.4m visibility splay looking south. The visibility indicated would not be possible due to the existing boundary wall to the site immediately south of the proposed development. This would make this junction extremely dangerous especially during the high volume of traffic during rush hour in the morning and evening.

¶ The junction to road 2 does not highlight the existing driveways for both 31 Loirston Road & 33 Loirston Road, which would be directly across from the new junction. Access/Egress from these driveways is already extremely difficult due to the volume of traffic on Loirston Road.

¶ The visibility splays for both junctions for road 1 show the line of site across parking spaces. Should these spaces be occupied it would restrict the line of site. This would make this junction extremely dangerous due to the volume of traffic during rush hour in the morning and evening.

¶ The line of site to the junction for road 1 would also be restricted by the proposed bus shelter. Should any vehicle pull out whilst the bus is stationary it would be impossible to see any vehicles overtaking the bus from the junction thus the risk of collision would be extremely high.

¶ On a daily basis the volume of traffic heading north in the morning is extremely heavy as Loirston Road is seen as a short cut for access to Altens from the coast road. This is also the case with traffic heading in a southerly direction in the evening. At peak times it would be very difficult for vehicles to reverse out of the parking spaces shown on the roadside.

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