

MEMO



ABERDEEN
CITY COUNCIL

To	Planning & Infrastructure	Date	03/05/2017
		Your Ref.	DPP 170395
		Our Ref.	
From	Roads Projects		
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Enterprise, Planning & Infrastructure
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Planning application No 170395

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

1 Development Proposal

- 1.1 I note that the application is for erection of two detached dwellings, formation of associated private garden ground and car parking at Burnside Poultry Units, Little Clinterty.

2 Walking and Cycling

- 2.1 The site sits in a fairly remote location, therefore is not readily accessible by walking or cycling. The nearest cycle route, leading into the city centre, is approximately 5km away from the development site. This would deem the site to be highly dependent on vehicular access.

3 Public Transport

- 3.1 There are no public transport routes in close proximity to the development, with the nearest bus stop sitting approximately 1km away. In addition to this, there will be a new Park & Ride station opening approximately 4km away from the development. This facility will provide public transport into the city centre by bus. There will also be a waiting room providing toilet and shower facilities for public use. In addition to public transport, there will also be availability here to join onto the local cycle routes, and cycle stands & lockers will be available for use.

4 Parking

- 4.1 Parking at both properties in the development has been accounted for, with both garages and driveways providing adequate parking for the size of the properties.

Pete Leonard
Corporate Director

5 Development Vehicle Access

- 5.1 The access into both properties in the development will be formed as vehicular accesses as part of the construction. As the development lies on a country road with no footway, there will be no requirement for a vehicular footway crossing to be constructed.

6 Waste Storage and Collection

- 6.1 No mention has been made of the refuse collection plan. Can the applicant please advise what plans are in place for this?

7 Conclusion

- 7.1 I have no objection to this application provided that the refuse collection plan is adequate.

Christine McShane

Technical Officer