



Transportation Service

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Your Reference: DW/LRB/Case 022

Our reference: RJG/DA/LG/863160

15 November 2010

Dear Sir

TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008 REQUEST FOR REVIEW: PLANNING APPLICATION 10/00844/APP ERECT WOODEN GARAGE AT SITE 3, SEAFIELD STREET, FINDOCHTY.

I refer to your letter dated 2 November 2010.

I respond on behalf of the Transportation Manager with respect to our observations on the applicants grounds for seeking a review of the planning authority's decision to refuse the above planning application.

Transportation's reasons for recommending refusal were on the grounds of road safety.

The site 3 Seafield Street, is in the close proximity to Findochty Primary School. The proposed garage would lie within the cross – corner visibility splay for vehicles travelling from Seafield Street to the road in front of the Primary School and vice versa.

The area around Findochty Primary School, which includes Seafield Street, is subject to a 20mph speed limit. The stopping sight distance (SSD) for vehicles travelling at 20mph is 25 metres (see attachment, which is an extract from Scottish Policy Document Designing Streets).



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The forward visibility has been plotted and shows the area required across the corner to ensure that 25 metres of visibility is always available (see attachment 2). The proposed garage lies within this area and therefore would act as an obstruction. This is unacceptable, particularly in a sensitive location such as near a Primary School.

To further illustrate the impact of the proposed garage on the forward visibility, I enclose two photographs. Attachment 3 is a photograph taken on site from Seafield Street towards the Primary School. A safety waistcoat indicates the position of the garage (south – western corner).

Attachment 4 is an annotated version of the first photograph, with the hatched area indicating the position of the garage.

I trust that these photographs will clearly illustrate the impact of reduced forward visibility at this location and, along with the other additional information provided illustrates Transportation's reasons for recommending refusal.

Yours faithfully

Richard Gerring
Senior Engineer (Transport Development)

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Attachment 1: Extract from Designing Streets
Attachment 2: Forward visibility
Attachment 3: Site photograph
Attachment 4: Annotated site photograph showing position of garage.



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