

Housing, Environment & Economic Development
Road Services
Observations on Planning Application

Contact: John Walker
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Planning Application No: 2018/0157/DET
Applicant: Cameron House (Loch Lomond) Ltd
Proposed Development: Land Between Old Luss Road And Cameron House Resort, Balloch, G83 8QZ
Erection of temporary lodge visitor reception and upgrading of existing southern access road, installation of lighting to facilitate its temporary use as the principal public access to the resort
Location:
Type of Consent: - Full
Ref. No(s) of drg(s) submitted:

Proposal Acceptable?	Y or N
1. EXISTING ROADS	
(a) General Impact of Development	Y
(b) Type of Connection(s) (road junction/footway crossing)	Y
(c) Location(s) of Connection(s)	Y
(d) Sightlines (2m x 23m)	Y
(e) Active Travel Provision	Y
2. NEW ROADS	
(a) Widths (.....)	N/A
(b) Layout (horizontal/vertical alignment)	N/A
(c) Junction details (location/s/radii/sightlines)	N/A
(d) Turning Facilities	N/A
(e) Traffic Calming	N/A
(f) Active Travel Provision	N/A
(g) Provision of Utilities	N/A
3. SERVICING AND CAR PARKING	
(a) Servicing Arrangements/Driveways	Y
(b) Car and Cycle Parking Provision (No change)	Y
(c) Maximum Parking Standards	Y
(d) Layout of Parking Bays/Garages	Y

Item Ref.	Comments
1a	This application seeks to upgrade an existing access to be used as the principal public access on a temporary basis. Although this proposal will result in an increased volume of trips, the impact is not considered significant. It should be noted that this road was formerly the A82 Trunk Road. The applicant has proposed to install a form of temporary traffic calming, which subject to minor modification to enhance cycling provision (Ref 1e) is acceptable to West Dunbartonshire Council, Roads Services.
1b	The existing access should be upgraded to conform to Fig 10**.
1e	The proposed chicanes should have cycle bypasses with a width of 1.5m as per Cycling By Design 2010.
3b	Current parking provision is acceptable as there is no change in use of the existing facility.
NOTE	There have been issues of flooding in the previous 2 years on Old Luss Road between its junction with Lower Stonemollan Road and the unnamed watercourse crossing under it. Scottish Water have since investigated their apparatus and made the appropriate repairs. WDC have also commissioned an independent survey on road drainage at this location and taken improvement actions specified. No evidences reports of this road being impassable due to flooding have been received since then.

4. RECOMMENDATION	No objections subject to conditions
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5. CONDITIONS/REASONS FOR REFUSAL/DEFERMENT:-
(i)

6. NOTES FOR INTIMATION TO APPLICANT

(i) Construction Consent (S21)*	Not required
(ii) Road Bonds (S17)*	Not required
(iii) Road Opening Permit (S56)*	Required for installation of chicanes, signs and alterations to public road at the access.
(iv) Transportation Statement / Assessment	Not required
(V) Flood Risk Assessment	Not required (works have been undertaken on Old Luss Road)

* Relevant Section of the Roads (Scotland) Act 1984

** Relevant Section of National Roads Development Guide

*** Relevant Section of Traffic Signs Regulations and General Directions (TSRGD)

Signed
Head of Land Services

Date 22/06/2018

Copies to: Planning
HEED