

Planning Application Discussions

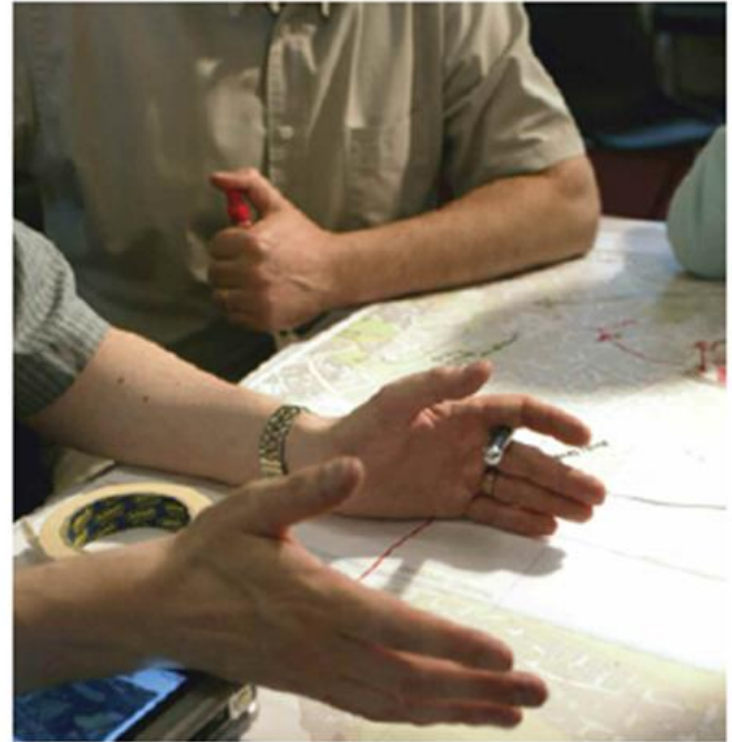


Content

- Preparation
- Pre-application discussions
- Guidance and Standards
- Common Design Issues
- RCC Submission
- RCC Changes
- Road Adoption

Preparation

- Planning considerations
- RCC Considerations
- Coordination of phases
- Get the right people on your team
- Programme



Pre-application Discussions

- Design Workshop
- Early review of proposals by the Planning and Roads Services
- Access to Council expertise and knowledge of local issues
- Ensure that sufficient space is allocated for each element of the design
- Ensure that the streets can be adopted on completion of the development project



Guidance and Standards

- Designing Streets
- RCC Standards
- Non standard details process



INFRASTRUCTURE SERVICES

*STANDARDS FOR ROAD CONSTRUCTION
CONSENT AND ADOPTION*

<https://www.aberdeenshire.gov.uk/roads-and-travel/roads/new-developments/>

Common Design Issues

- Footways – One, two or none?



- Routing of services?
- Positioning Street Lights?
- Drainage?

- Speed control



- No footway = target speed of 10mph

- Overland Flow
- Which way does the water flow in a big flood?
- What are the road drains for?



- Parking

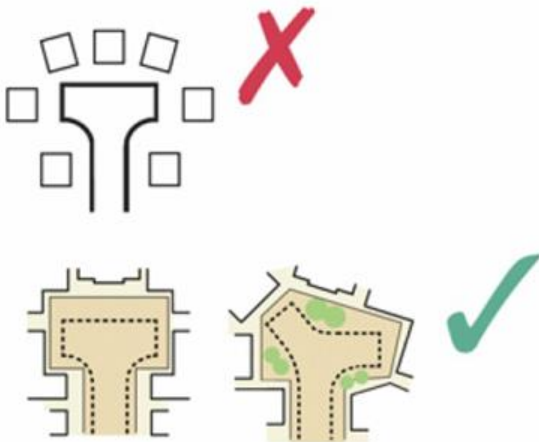


Culs-de-sac

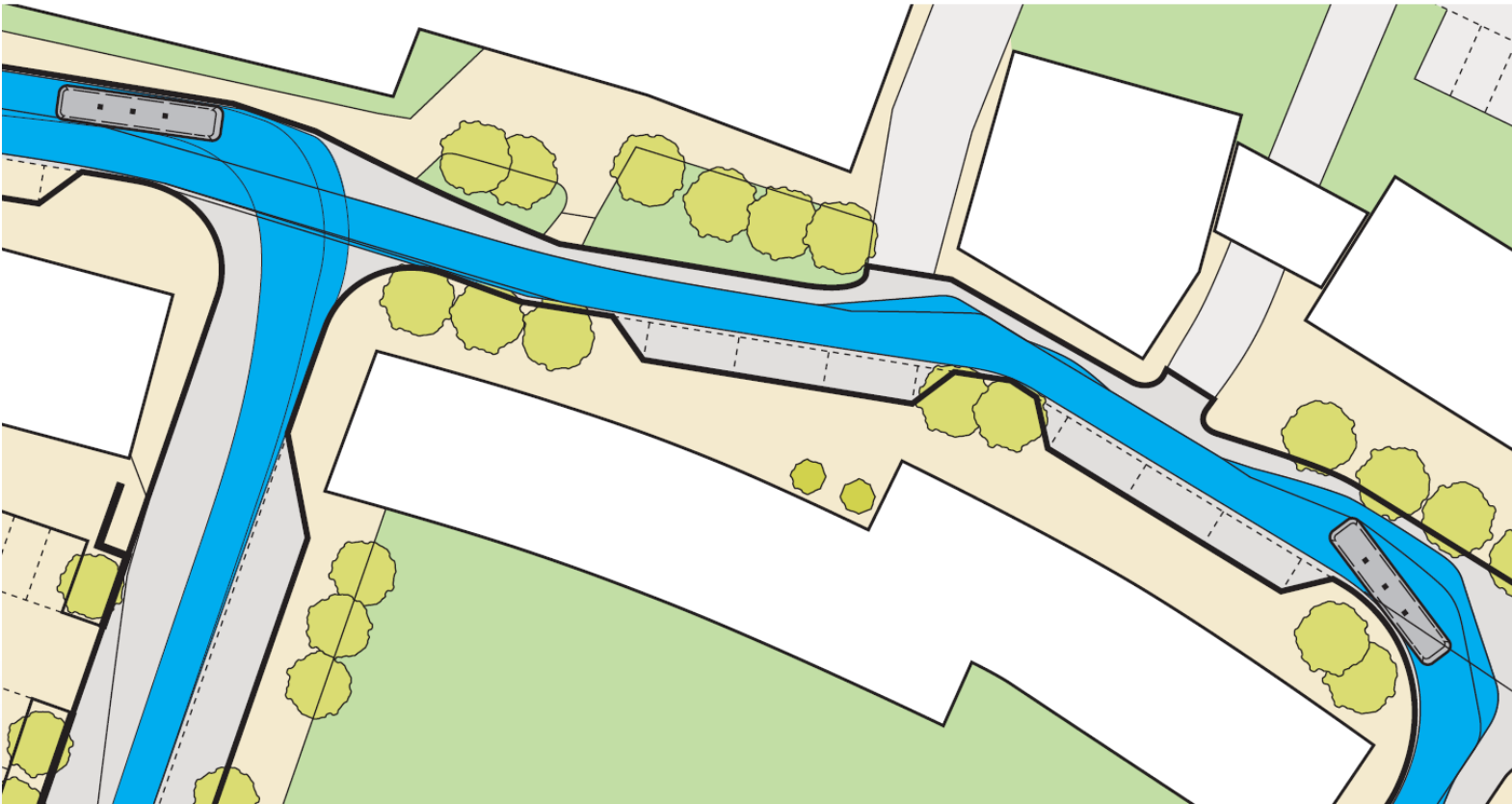
Street patterns

Conventional culs-de sac, are strongly discouraged. The preference is for networked routes and spaces which connect new residential and mixed use areas together and link with existing development forms.

Short culs-de sac may occasionally be required because of topography, boundary or other constraints. Caution must, however, be exercised when planning for culs-de sac, as they concentrate traffic impact on a small number of dwellings, require turning heads that are wasteful in land terms and lead to additional vehicle travel and emissions, particularly by service vehicles. Through connections for pedestrians and cyclists should be provided where possible but should be wide, well lit and well overlooked with active frontages.



- Swept Paths



RCC Submission



- A complete submission will be processed faster (See Section 4 of RCC Standards)
- Missing information will lead to delays
- Is layout backed up by design calculations?
- In accordance with AC standards?
- Design check certificates submitted?
- SER and QA completed and approved?
- Phases


Key Submission Documents – Required for all consent applications			
	Submission Document	Applicant to complete	AC use only

	Utility drawings. [i]	<input type="checkbox"/> Included <input type="checkbox"/> Not included	A U C
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Note: Detailed drawings will not be docqueted but are required to confirm utilities lie within approved service corridors the route of which must be detailed on RCC construction drawings. Electronic (in pdf format) only.

	Consultation certificates. [i]	<input type="checkbox"/> Included <input type="checkbox"/> Not included	A U C
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Required - per consultee list in AC Standards list Appendix A. - electronic copy (in pdf format) & 1 paper print.

	Design Certificates. [i]	<input type="checkbox"/> Included <input type="checkbox"/> Not included	A U C
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Must be signed and dated -See AC standards Appendix B. Note: Must not predate any related drawings on the RCC drawing register. Certificates must be updated when submitting any future drawing amendments - electronic copy (in pdf format) & 1 paper print.

	Confirmation of Designer. [i]	<input type="checkbox"/> Included <input type="checkbox"/> Not included	A U C
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Must be signed and dated -See AC standards Appendix B- electronic copy (In pdf format) & 1 paper print.

	Check certificates. [i]	<input type="checkbox"/> Included <input type="checkbox"/> Not included	A U C
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Must be signed and dated (N.B. must not predate design certs) - See AC standards Appendix B- electronic copy (In pdf format) & 1 paper print.

	Copy of Planning SER/QA. [i]	<input type="checkbox"/> Included <input type="checkbox"/> Not included	A U C
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Required - electronic copy (In pdf format) & 1 paper print.

	Stage 2 RSA with designer's response. [i]	<input type="checkbox"/> Included <input type="checkbox"/> Not included	A U C
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Required - electronic copy (In pdf format) & 1 paper print

	Access Statement. [i]	<input type="checkbox"/> Included <input type="checkbox"/> Not included	A U C
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Required-Access Statement for the design in accordance with the procedure in Section 38 of AC standards. - electronic copy (In pdf format) & 1 paper print.

Must be submitted – see AC standards 38- p154-157 plus Appendix C

RCC Changes



- Keep the Roads Authority informed
- Changes of house type nearly always have RCC implications
- Seek approval for any changes
- Make sure that site staff are working to the latest RCC drawings

Road Adoption

- The Road must be built to the RCC
- One year maintenance period
- Final Inspection
- As built drawings
- Release of Road bond



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