

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

DIRECTORATE FOR PLANNING AND ENVIRONMENTAL APPEALS

REF: CIN/ABS/001

**PUBLIC LOCAL INQUIRY: OUTLINE PLANNING PERMISSION FOR GOLF COURSE AND
RESORT DEVELOPMENT ON LAND AT MENIE HOUSE, BALMEDIE, ABERDEEN**

ABERDEENSHIRE COUNCIL PLANNING APPLICATION

REF: F/APP/2006/4605

TRANSPORT SCOTLAND

TRUNK ROAD NETWORK MANAGEMENT DIRECTORATE (TRNMD)

FURTHER ADDITIONAL WRITTEN SUBMISSION

1. This Written Submission updates the position of Transport Scotland – Trunk Road Network Management Directorate (TRNMD), as previously indicated in the Additional Written Submission dated 21st May 2008 for the above development proposal.
2. Transport Scotland received a copy of Aberdeenshire Council's revised proposed planning conditions on 2 June 2008. These proposed two amendments to Transport Scotland's advised conditions contained in the Additional Written Submission dated 21 May 2008 as follows :-
 - (a) timing of the implementation of the development should reflect what is proposed by the Council particularly in conditions 39 and 40 above.
 - (b) the conditions in relation to the A90(T) Condition 17 (in the document of 21 May) should provide for access to the development and be worded accordingly:

“No additional development shall be occupied in excess of that identified in Conditions 39 and 40 proposed by Aberdeenshire Council until after the opening of the new A90(T) Balmedie to Tippetty dual carriageway upgrade to include an additional grade separated junction in the vicinity of Orrock House, north of Balmedie Village to serve the development directly from the new dual carriageway”.
3. This submission sets out Transport Scotland's position with regard to Aberdeenshire Council's proposed amendments.
4. Transport Scotland is content to accept the amendment as set out in (a) above.
5. Transport Scotland is aware of the reasons for the proposed amendment as set out in (b) above but is not in a position at this time to agree to the provision of the additional grade separated junction. Currently draft road orders for the

Balmedie to Tipperty scheme have been published and the CPO plans have been prepared and are likely to be published shortly. These orders can not be altered to accommodate a private development.

6. Transport Scotland has previously advised the applicant that it would be prepared to discuss the principle of such a new junction if planning permission for the development is granted. Whether such a junction would then be acceptable would depend on the submission of detailed designs. Further, any additional land required for the new junction would have to be acquired by the applicant with construction costs for the new junction also being borne by the applicant.

TRANSPORT SCOTLAND
TRUNK ROAD NETWORK MANAGEMENT DIRECTORATE
BUCHANAN HOUSE, GLASGOW
5 JUNE 2008