

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)

ADDITIONAL WRITTEN SUBMISSION

1. This Written Submission updates the position of Transport Scotland – Trunk Road Network Management Directorate (TRNMD), as previously indicated in the Written Statement dated 1st May 2008 for the above development proposal.
2. TRNMD confirm it has no objection to the proposed development subject to the imposition of the following conditions. The wording and number of these conditions has been revised from those included within the Written Statement following the receipt of the Applicants response.

Proposed Conditions:

General

1. Unless otherwise agreed in writing by the planning authority, after consultation with Transport Scotland – Trunk Road Network Management Directorate, the proposed residential land use class within the development shall not exceed the following limits for the development: -

Phase 1 - Maintenance Building;
Two Championship Golf Courses;
Clubhouse;
Starters Hut;
Caddyshack;
Practice Facilities and Driving Range;
Resort Hotel (450 bed Hotel);
36 Golf Villas;
Staff Accommodation (400 bed);
Hotel Spa;
Conference Centre;

Phase 2 - 100 Private Dwellings;

- Phase 3 - 100 Private Dwellings (construction during Phase 2);
2 Holiday Apartment Buildings (476 Apartments) (construction during Phase 2);
200 Private Dwellings;
1 Holiday Apartment building (237 Apartments);
- Phase 4 - 100 private dwellings;
1 Holiday Apartment Building (237 Apartments).
2. Prior to commencement of any works, except works related to the construction of the two championship golf courses, a plan showing the extent of the modifications proposed on the A90(T), necessary to mitigate Phase 1 of the development, shall be submitted to and approved by the planning authority, in consultation with Transport Scotland, Trunk Roads – Network Management Directorate (TS-TRNMD).
 3. Prior to commencement of any works, except works related to the construction of the two championship golf courses, a plan showing the extent of the modifications proposed on the A90(T), necessary to mitigate the Phase 2 shall be submitted to and approved by the planning authority in consultation with Transport Scotland, Trunk Roads – Network Management Directorate (TS-TRNMD).
 4. Prior to the commencement of any development on the site, except works related to the construction of the two championship golf courses, details of the provision of either new or extended bus services within the development, including details of operating hours, frequency of service, route and timescale for introduction, together with evidence of an agreement with a public transport operator to provide this service, (in accordance with the proposed service outlined within the Fairhurst Transport Report Dated April 2008) shall be submitted to and approved in writing by the planning authority, after consultation with Transport Scotland – Trunk Road Network Management Directorate.
 5. In concomitant of the phases of development the agreed bus services referred to in Condition 4 shall be introduced.
 6. Prior to the commencement of any development on site, except works related to the construction of the two championship golf courses, a comprehensive Travel Plan that sets out proposals for reducing dependency on the private car shall be submitted to and approved in writing by the planning authority, in consultation with Transport Scotland Trunk Road Network Management Directorate (TS-TRNMD). The Travel Plan shall identify measures to be implemented; the system of management, monitoring, review and reporting; and the duration of the plan.
 7. No development, except works related to the construction of the two championship golf courses, shall take place until details of the road lighting/ road drainage have been submitted to and approved by the planning authority, in consultation with Transport Scotland Trunk Road Network Management Directorate (TS-TRNMD).

Phase 1

8. Prior to the occupation of Phase 1 of the development hereby permitted the proposed A90 (T)/ Development Access roundabout (generally, but not exactly, as indicated in the Fairhurst Drawing No: 71236/00001), shall be implemented to the satisfaction of the planning authority, in consultation with the Transport Scotland, Trunk Roads – Network Management Directorate (TS-TRNMD).
9. The development hereby permitted shall not be occupied until the existing A90(T)/ Hill of Menie Access has been permanently closed and the A90(T) road properly reinstated.
10. Prior to the occupation of Phase 1 of the development hereby permitted the modifications to the A90 (T) Ellon Road/ B999 roundabout, (generally, but not exactly, as indicated in the Fairhurst Transport Assessment dated April 2008) shall be implemented to the satisfaction of the planning authority, in consultation with the Transport Scotland, Trunk Road Network Management Directorate (TS-TRNMD). A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the modifications to the A90 (T) Ellon Road/B999 roundabout to be constructed in accordance with a specification to be agreed with the planning authority in consultation with Transport Scotland, Trunk Road Network management Directorate.
11. Prior to commencement of the development, except works related to the construction of the two championship golf courses, a scheme of proposals to mitigate the proposed development impact at the A90 (T) Parkway/ A956 roundabout shall be submitted to and approved in writing by the planning authority, in consultation with Transport Scotland Trunk Road Network Management Directorate (TS-TRNMD).
12. A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the mitigation proposals to the A90(T) Parkway/ A956 roundabout to be constructed in accordance with a specification to be agreed with the planning authority in consultation with the Transport Scotland, Trunk Road Network Management Directorate (TS-TRNMD).
13. Prior to the occupation of Phase 1 of the development hereby permitted the mitigation proposals to the A90 (T) Parkway/ A956 roundabout, shall be implemented to the satisfaction of the planning authority, in consultation with the Transport Scotland, Trunk Road Network Management Directorate (TS-TRNMD).

Phase 2

14. Prior to commencement of the development, except works related to the construction of the two championship golf courses, a scheme of proposals to mitigate the proposed development impact at the A90 (T) Parkway/ Scotstown Road roundabout shall be submitted to and approved in writing by the planning authority, in consultation with Transport Scotland Trunk Road Network Management Directorate (TS-TRNMD).
15. A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the mitigation proposals to the A90 (T) Parkway/ Scotstown Road roundabout to be constructed in accordance with a specification to be agreed with the planning authority in consultation with the Transport Scotland, Trunk Road Network Management Directorate (TS-TRNMD).
16. Prior to the occupation of Phase 2 of the development hereby permitted the mitigation proposals to the A90 (T) Parkway/ Scotstown Road roundabout, shall be implemented to the satisfaction of the planning authority, in consultation with the Transport Scotland, Trunk Road Network Management Directorate (TS-TRNMD).

Phase 3 & 4

17. No additional development shall be occupied in excess of phase 1 and 2, as defined within the Fairhurst Transport Assessment dated 8th October 2007, and indicated below until after the opening of the new A90 (T) Balmedie to Tippetty dual carriageway upgrade.

Transport Scotland's Final Position

3. This additional written submission indicates the final position of Transport Scotland with regard to the proposed development at Menie House, Balmedie, Aberdeen, and has been agreed with the Applicant prior to submission to the Directorate for Planning and Environmental Appeals.

TRANSPORT SCOTLAND
TRUNK ROAD NETWORK MANAGEMENT DIRECTORATE
BUCHANAN HOUSE, GLASGOW
21st MAY 2008