

From: [Donald Wilson](#) on behalf of [roads planning](#)
To: [Committees](#)
Subject: RE: Planning App 21.128.PP - Notice of Review
Date: 21 December 2021 12:36:03

Classification: OFFICIAL

Angela,

Having looked at the notice of review documentation I feel that further information from Roads Services should be considered in regard to the removal and or amendment of Condition 04 of the above noted planning reference. As far as I am aware under permitted development rights it would be permitted for a development granted permission under Planning Use Class 6 (Storage & Distribution) to be able to change to Use Class 4 (Business), however from a roads authority perspective this has implications on the level of parking required which on a constrained site such as this could have a negative impact on adjacent roads.

The parking requirement for a Class 6 development is 1 parking space per 150square metres, with the parking for a Class 4 development being 1 parking space per 30 square metres. When considering the rather constrained nature of the site and that in addition to car parking there is also the need to provide sufficient manoeuvring space within the site to enable service / delivery vehicles to enter and leave the site in a forward direction , the condition applied appears to be appropriate.

Regards

Donald Wilson

Roads Authority Officer
Orkney Islands Council

Tel 01856 873535 ext 2302

Customer Survey

Your feedback is important to us. Please take a few moments to complete our online survey by clicking on the link below.

Many thanks for your time.

[Orkney Roads Survey](#)

From: Committees <committees@orkney.gov.uk>
Sent: 10 December 2021 11:53
To: Angela Kingston <angela.kingston@orkney.gov.uk>
Subject: Planning App 21.128.PP - Notice of Review

Classification: OFFICIAL

Planning App 21.128.PP

Proposed Erection of Two Storage Sheds and Create Hardstanding at The Orcadian, Hell's Half Acre, Crowness Crescent, Hatston

Review of Conditions 2 and 4 Notice of Review

The above planning application was granted by the Appointed Officer on 23 November 2021.

The applicant has submitted a Notice of Review in terms of section 43A(8) of the Town and Country Planning (Scotland) Act 1997, as amended, in respect of conditions 2 and 4 attached to the permission.

In terms of Regulation 10(b) of the Town and Country Planning (Schemes of Delegation and Local Review Procedures) (Scotland) Regulations 2013, as an interested party to the above application, I hereby notify you of the same.

Copies of any representations previously made with respect to the application will be considered by the Local Review Body when determining the review.

You may make further representations to the Local Review Body, which should be submitted to me, in writing, **no later than Thursday 23 December 2021**. In writing includes by e-mail.

A copy of the Notice of Review and other documents related to the review can be inspected by following the link below and inserting the reference number "21/128/PP":

<https://planningandwarrant.orkney.gov.uk/online-applications/>

Angela Kingston
Clerk to the Local Review Body

Angela Kingston
Committees Officer, Chief Executive's Service
Orkney Islands Council

As I am currently working from home, please email in the first instance (angela.kingston@orkney.gov.uk or committees@orkney.gov.uk)