

AGENDA ITEM 6

APPENDIX 2B

2019/0298/DET

REPRESENTATIONS - GENERAL

Comments for Planning Application 2019/0298/DET

Application Summary

Application Number: 2019/0298/DET

Address: Land 20M South East Of Spey House Cairngorm Technology Park Dalfaber Drive
Aviemore

Proposal: Spey House Phase 2 - Development of 14 no dwellings including 6no terraced houses,
4no bungalows and 4no cottage flats

Case Officer: Stephanie Wade

Customer Details

Name: Mr Douglas Norris

Address: Chairman The Strathspey Railway Company Ltd Aviemore Station , Dalfaber Road
Aviemore

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:Strathspey Railway Company Ltd (SRC)

Comments on Planning Application 2019/0298/DET

Development at Spey House Aviemore

1 It is unlikely that the Development will increase road traffic over Dalfaber Level Crossing & but a traffic impact assessment, including pedestrian usage , should assess this given current traffic levels & road user abuse.

SRC are in dialogue with the Office of Road & Rail (ORR) , the Highland Council & another Developer in respect of the type of improvement required at the Crossing. Risk Assessments are in progress. The duty holders at the Crossing are SRC as the Rail Operator , the Highland Council as the Roads Authority & Asset Manager / Maintainer & ORR (Office of Road & Rail) as Rail Safety Authority.

2 In the absence of topographic survey details SRC have from their knowledge of the area concerns that the development may restrict their locomotive drivers visibility of road traffic approaching Dalfaber Level Crossing from the village. At present stationery or slower vehicles stopping for the crossing lights is a significant safety reassurance to the SRC locomotive train crews. This safety benefit may be lost as a result of the houses proposed

3 There are no details of the boundary fences proposed nor their proximity to existing fences.

4 The most southerly block appears very close to the SRC boundary. How far are buildings from the exiting fences & are there risks to SRC operations during construction & to house holders / occupants later. The site appears upfilled at the south west corner & perhaps the levels here will be reduced. The relationship between floor & ridge levels & the railway are not apparent on the drawings

5. Drainage from the details available on 29/10/19 appears to be directed away from or alongside the boundary & should not therefore affect SRC

5 SRC trains presently create smoke & steam adjacent to the site & also require to whistle / sound horns as they approach / cross the Level Crossing. These will continue.

D Norris

SRC Chairman

29/10/19