



J.W. Souttar
ARCHITECTURAL SERVICES
& BUILDING CONSTRUCTION

3a Clerk Street
Brechtin
Angus
DD9 6AF
Tel. 01356 623435

Erection of Dwellinghouse at Land 40 Metres West of
8 Langley Place, Perth, PH2 7XB
Application Ref. No. 24/01732/IPL
Review Ref. No. LRB-2025-05

Additional Statement for Matters to be Reviewed:

We have been asked to provide further information on the proposed entrance to the site and its physical acceptability, along with plans regarding the existing mature trees on the site.

Regarding the mature trees on the Site, can we first state that none of the existing mature trees will be removed, altered or harmed.

The two existing mature trees, one at the South-East corner of the Site and one further along the West boundary are the main trees to be looked at, as the proposed vehicle access to the Site is located between them, accessed from the existing parking and turning area belonging to the applicant. Gean Tree Cottage will continue to have access over the ground and two parking bays on the area of ground, outwith the proposed access route.

The accompanying drawing, WD4 (Site Access) shows the tree positions and the route of the proposed access, and the protected zones at each tree.

The area between the two protected areas, where the access will be formed, will have the Beech hedge removed over an area of approximately 4.0 metres long. The hedge will be replanted on site where the gate is removed.

The proposal is to Herras fence off the area around each tree, at a distance of ten times the trunk diameter. This gives an area outwith the tree overhang and root coverage to form the access. The Fence will be erected before any works on site begin.

The fence will be erected with supports that do not require pinning into the ground to avoid any root damage to the trees.

Core Root Protection Panels will be installed on the route of the vehicle access, and gravel laid over to form the vehicle access.

No materials, machinery, soil heaps, construction, etc will be placed or occur within the fenced areas.

No change in ground levels will occur at the trees and within the fenced protected areas.

The proposed site at present has an access gate located on the South boundary, accessed from the core path. This gate will not be utilised and is proposed to be removed and Beech hedge replanted, from the area where the access is formed, to match the existing.

All other mature trees and boundary hedges to the proposed site will remain.

The boundary hedges are overgrown at present and will now be managed and dealt with in terms of maintaining a healthy hedgerow.

In regard to the physical acceptability of forming the access from Mount Tabor Road, the accompanying drawing, WD4 (Access Road), shows the route along Mount Tabor Road and the proposed access, along with road widths and passing places.

Mount Tabor Road, is a tarmacadamed road that provides access to three properties at this time.

The Road ends at the turning area belonging to the applicant, where the core footpath then carries on from this point.

Accessed from a junction with Manse Road, Mount Tabor road varies in width from approximately 4.15 metres to 4.85 metres along its length up to the start of the property at Gean Tree Cottage. Along this area of the road there are accesses to two properties and a large area at the rear of 4 Corsie Drive that are currently utilised as passing places.

Alongside Gean Tree Cottage up to the turning and parking area belonging to the applicant, the road varies in width from 3.70 to 4.0 metres in width.

The road has a kerb at the South side, along its length, although this is very overgrown at this time from the bushes and grass at the verge.

There are Lampposts along the length of Mount Tabor Road, set back from the Road some 2.0 metres. I would point out that the roadway from Manse Road up to the core footpath at the entrance to the site is an adopted roadway.

The proposed Site would mean that Mount Tabor Road would now be serving four properties in total. The Roads Department guidance / regulations are that a private road can serve up to five / six houses. This is well within the allowance and also the road width is greater than new private roads. These roads do not require footpaths.

With the road being more than 3.70 metres wide, the emergency vehicles (fire fighting vehicles, etc) can be accommodated along the Roads length, as the requirement is a road 3.70 metres wide. I would stress again that the access road to the site is fully adopted by Perth and Kinross Council.

The core footpath alongside the proposed site, accesses Mount Tabor Road from the proposed site entrance and passes alongside Gean Tree Cottage, then heads off from Mount Tabor Road to the North along a footpath to Muirhall Road. The extent of the core footpath on Mount Tabor Road is some 62 metres. The Council Core Footpath map is shown at the end of this statement.

There have been no accidents involving pedestrians on Mount Tabor Road. One more dwelling would increase the traffic movement on the road, but in a very minimal way.

Average daily vehicle movements would be roughly 4 to 6 times a day from the Site and Gean Tree Cottage, where the core footpath utilises the road.

At the area of Mount Tabor Road where the footpath utilises the road, the traffic, which would be to Gean Tree Cottage or the proposed site, would be travelling at very low speeds as they are approaching their parking areas, so they would have naturally slowed down. This again allows for the safety of pedestrians should they be walking on the road. Beyond Gean Tree Cottage down to Manse Road, the road is wide enough to accommodate pedestrians and vehicles safely.

The access road to Gean Tree Cottage and the proposed site is signposted at Manse Road as being a No Through Road and a dead end, therefore no other vehicles will be accessing Mount Tabor Road other than occupiers or deliveries. As stated previously, the No Through Road sign will automatically allow vehicles to drive at a minimal speed.

Mount Tabor Road has been adopted by Perth and Kinross Council, hence the kerbing and the street lights. The Council adopted roads map is attached at the end of this statement, showing the road outlined in purple, and confirming it is adopted.

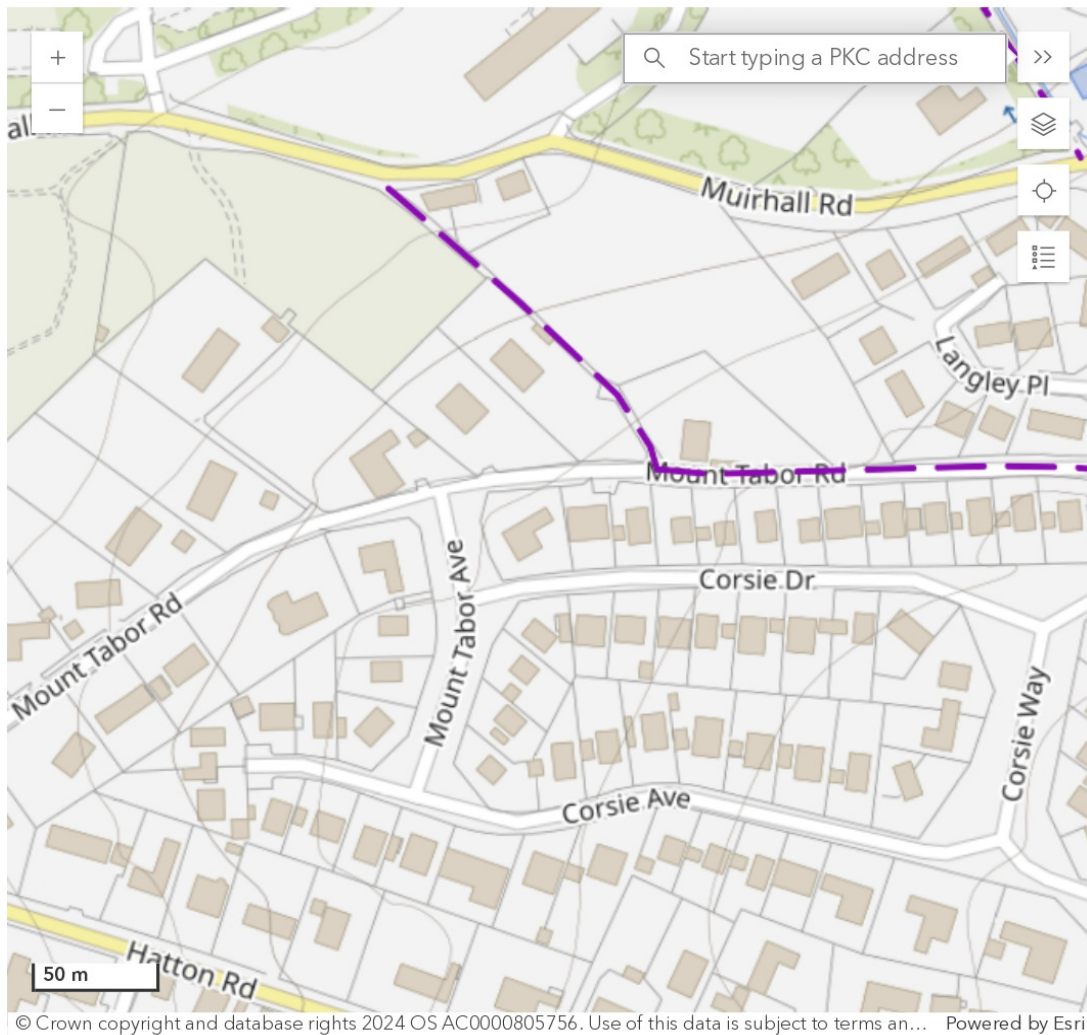
In conclusion the above explains fully the location of the proposed site access, that no mature trees are to be removed, and that tree protection will be provided during the works on the site.

It also provides details of Mount Tabor Road being suitable to serve the access to the site, being adopted by the Council, and also being suitable for emergency vehicles.

Although the core footpath utilises a short part of Mount Tabor Road, again we have shown that pedestrian safety is provided but could also be improved should the council utilise part of the verge as a footpath.

Core Paths Plan interactive map

- Use the plus (+) and minus (-) signs to zoom in and out of an area
- Click and drag the map to move about
- Click on a path (shown purple) to identify it by Core Path name



Last modified on 10 October 2023

PKC

Transport planning >

Gritting and snow clearing >

Road and footway permits >

List of Public Roads <

Electric vehicle charging points >

Street naming and numbering >

School Exclusion Zones >

© Crown copyright and database rights 2024 OS AC0000805756. Use of this data... Powered by Esri

PKC Chat

Perth and Kinross Council Public and Adopted Roads Map

10 x TRUNK DIAMETRE AREAS FOR EACH TREE
SHOWN BY LIGHT BLUE CIRCLE.
FENCE TO BE OUTWITH THESE AREAS.

TREE 1 = 5920mm / Trunk = 592mm
TREE 2 = 6140mm / Trunk = 614mm



J.W. Souttar
ARCHITECTURAL SERVICES
& BUILDING CONSTRUCTION

3a Clerk Street
Brechin, Angus
DD9 6AF

Telephone
Office: 01356 623435
Mobile: 07802 742226
Fax: 01356 625182

Email: jack@jwsouttar.com
Website: www.jwsouttar.com

TITLE
Proposed Dwellinghouse at
Site at
Mount Tabor Road
Kinnoull
Perth

CLIENT
Mr A. McKay

DESCRIPTION
Location Plan
DRAWING TYPE
Working Drawing 4 AR

DWG No. WD4AR/ 2302 / 24
SCALE -

DATE July 2025
REVISION -



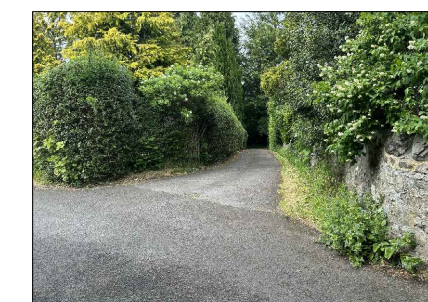
1 - Looking East at Junction onto Mount Tabor Road



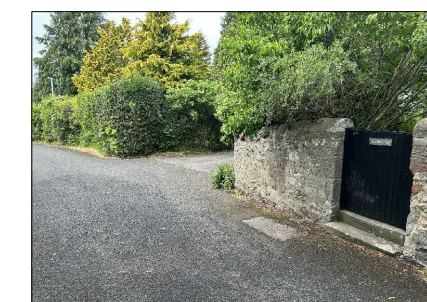
2 - Looking West from Mount Tabor Road to Junction to Manse Road



3 - Looking West to Passing Place and Access to 4 Corsie Drive



4 - Looking North at Passing Place and Access to property at Mount Tabor Road



5 - Looking West at Passing Place and Access to property at Mount Tabor Road



6 - Looking West alongside Gean Tree Cottage



7 - Looking West along Mount Tabor Road at Gean Tree Cottage



8 - Looking East along Mount Tabor Road at Gean Tree Cottage parking area and Proposed Vehicle Access to Site

