



Millar & Bryce

Morton Fraser LLP (Edinburgh)
DX ED119 Edinburgh

Date: 04/09/2023
Our Ref: 1043378
Your Ref: 41633/00059/RM14/JG
11

Dear Morton Fraser The Hub

Re: Laurel house, Polmaise Road, Stirling, FK7 9JH

Please see the results of your Road Adoption Request attached.

It would be advised to you that the carriageway and footway/verge of the above roads as shown red on the attached plan have been taken over and are maintained by Stirling Council under the terms of Section 1 of the Roads (Scotland) Act 1984.

I can advise you that parking areas within the Business Park and Snowdon Place Lane as shown blue is private.

If Stirling Council please add- The adopted road is deemed to consist of the carriageway, footways and verge up to the adjoining properties boundary. In instances where there is clearly no defined boundary the local authority can apply a standard area to the road verge, and Stirling Council as roads authority have generally assumed the initial 2m from the carriageways edge to be road verge and as such forms part of the public road, unless evidence is available to suggest otherwise. In most circumstances the adjoining landowners land title will extend to the centre-line of the public road, however as roads authority the council has control of anything within the public road boundary. Maintenance responsibility for the actual boundary will rest with the land owner.

Please see below some information that may help with your request:

What is a Road Adoption Request?

A Road Adoption Plan/Report/Statement specifies the roads, streets, footpaths or verges that are managed by the council of which the property or area of land resides in. There are 32 elected councils in Scotland, each of which have an individual process, timeframe and kind of product they produce.

Why a Road Adoption Request?

A Road Adoption Request is implemented to ensure that adopted roads/ new roads are built to the necessary standards and are safe for public use. It helps facilitate the orderly expansion of the public road network and ensure that private developers and local council fulfil responsibilities in creating infrastructure that aligns with public requirements.

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It also helps identify who is financially liable for the maintenance and standards of the road, whether it be adopted or unadopted and act as an intermediary between private developers and local authority regarding road maintenance, repairs or future upgrades.

What is an Adopted Road defined as?

An adopted road is a public road, often referred to as a “highway”. These include those roads that are maintained by the local council, or main roads that are maintained by BEAR Scotland.

What is an Unadopted Road defined as?

Unadopted roads are private roads, but still regarded as “highways”. They are those roads that are not maintained by the highways authority or local council, but instead an unadopted roads should be maintained by whoever owns the road. These costs will NOT be covered by local council or BEAR Scotland.

What is a Trunk Road?

A trunk road is an important main road used for long distance travel. They often connect 2 or more cities, ports or airports enabling the movement of people, goods and services. It should be noted that these are not covered by a lot of councils.

If more information is required regarding trunk roads, Transport Scotland are the primary point of contact, however BEAR Scotland can also be contacted.

What is a verge?

A verge with regard to a road is the area situated between the earth works slop or the highway boundary on the edge of a carriageway.

It can also mean a strip of grass or plants, and sometimes trees located between a roadway & pavement.

It should be noted that some councils have advised that their rule with regards to the adoption and maintenance of a verge is that they maintain the verge up to the boundary of up to 1 or 2 meters if no such boundary exists. It can also be possible that these areas can and sometimes are adopted and maintained in these areas even in instances where the legal boundary of the property extends to the middle of the road.

Who are BEAR Scotland, and what do they do?

BEAR Scotland is a leading road maintenance and management firm in Scotland. They carry out emergency repairs to minimise disruption caused by an road defects or road traffic accidents, however they do also hold information regarding to road status and the accompanying relative subjects.

Contact details:

- Telephone- 01738 448 600
- Email- enquiries@bearscotland.co.uk

Who are Transport Scotland and what do they do?

Transport Scotland are an agency of Scottish government, and responsible for managing scotlands trunk road network.

Contact details:

- Telephone- 0141 272 7100
- Email- info@transport.gov.scot



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If you have any queries please email RAP@millar-bryce.com

Yours sincerely,

Millar & Bryce
Customer Service Team

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