

# Appendix 2(b)

## Consultation Responses

- ◆ Response from Roads and Transportation Services
- ◆ Response from Roads Flood Risk Management Team
- ◆ Response from Scottish Water
- ◆ Response from West of Scotland Archaeology Service



**SOUTH LANARKSHIRE COUNCIL  
ROADS AND TRANSPORTATION SERVICES  
OBSERVATIONS ON PLANNING APPLICATION**

Planning Application No: P/18/0245	Dated: 10/05/18	Received: 04/07/18
Applicant: Mr Jim Ward		Contact: Craig Lattimer
Proposed : Formation of house plot (planning permission in principle)		Ext: 5288
Location: Land 55M Nnw Of 16 St Patricks Road St Patricks Road Lanark South Lanarkshire		Planner: Ailsa Shearer
Type of Consent: Full	No of drg(s) submitted: 6	

Proposals Acceptable?	Y or N	Item ref	Comments		
1. EXISTING ROADS		1	This application is for the formation of a house plot near to 16 St Patricks Road, Lanark which is a 3m wide public road and at this point is within a 30mph speed limit.		
(a) General Impact of Development	Y				
(b) Type of Connection(s) (road junction/footway crossing)					
(c) Location(s) of Connection(s)					
(d) Sightlines ()					
(e) Pedestrian Provision					
2. NEW ROADS				1(b)	Access should be taken at 90 degree angle to St Patricks Road. Angle of entry shown would make access and egress from site difficult.
(a) Width(s) ()					
(b) Layout (horizontal/vertical alignment)					
(c) Junction Details (locations/radii/sightlines)					
(d) Turning Facilities (circles/hammerheads)					
(e) Pedestrian Provision		3	Minimum radius into driveway access should be 4.5m.		
(f) Provision for PU Services					
3. SERVICING & CAR PARKING				1(d)	Driveway access gradient to the site should not exceed 8%
(a) Servicing Arrangements/Driveways					
(b) Car Parking Provision ()					
(C) Layout of Parking Bays/Garages					
4. RECOMMENDATION		3	Parking to be provided as per the National Roads Development Guide.		
(a) No Objections					
(b) No Objections Subject to Conditions					
(c) Refuse					
(d) Defer Decision	Y				
(e) SOID to advise			2 or 3 Bedrooms, 2 No spaces. 4 or more bedrooms, 3 No spaces.		
			Under the National Roads Development Guide, a single garage can be counted towards a parking space allocation providing the minimum internal dimensions are equal to or greater than 7.0m x 3.0m		
			A Traffic Management Plan should be provided by the applicant to confirm how the details of the construction of the plot.		
			This service would defer decision on the application until the above information has been provided and approved.		

THE APPLICANT MUST BE ADVISED OF THE FOLLOWING: -

(i) Construction Consent (S21)*	Not Required
(ii) Road Bond (S17)*	Not Required
(iii) Road Opening Permit (S56)*	Not Required
(iv) Dropped Kerb (S56)*	Not Required

\* Relevant Section of the Roads (Scotland) Act 1984

Signed: \_\_\_\_\_  
Engineering Manager

Date: \_\_\_\_\_

**SOUTH LANARKSHIRE COUNCIL  
ROADS AND TRANSPORTATION SERVICES**

**OBSERVATIONS ON PLANNING APPLICATION  
CONTINUATION SHEET**

Planning Application No:---/--/----

Dated:

Contact:

Item Ref	Comments
	<p><b>Note</b> - A drainage system capable of preventing any water from flowing onto the public road or into the site from the public road or surrounding land to be provided and maintained at the applicant's expense (Condition 07.31)</p> <p><b>Note</b> - Developer is responsible for any alterations required to statutory undertaker's apparatus. (Standard condition 07.34)</p> <p><b>Note</b> - The applicant should be made aware that any alteration or connection to the Public Road will be subject to the necessary permissions (Section 56) from the Roads Authority. (N.S.C.)</p> <p><b>Note</b> - Any detritus material carried from the site on to the public road network to be cleared by the applicant on a daily basis.</p>



**Community and Enterprise Resources**  
Executive Director **Michael McGlynn**  
**Roads and Transportation Services – Transportation Engineering**

## Memo

<b>To:</b> Area Manager Planning and Building Standards (Clydesdale) (f.a.o. Ailsa Shearer)	<b>Our ref:</b> TEM/39/49/CL <b>Your ref:</b> P/18/0245
<b>cc:</b> Area Manager – Roads (Clydesdale)	<b>If calling ask for:</b> David Beaton <b>Phone:</b> 01698 453687
<b>From:</b> David Molloy Flood Risk Management	<b>Date:</b> 16/10/2018

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**Subject: P/18/0245 – Land 55m NNW of 16 St Patricks Road Lanark**

I refer to your planning application consultation and I recommend the applicant complies with appendix No3 of the Council's drainage design guidance.

A flood risk assessment should consider the drainage related possible impact and mitigation measures required in relation to the proposed earthworks, steep gradient of the site and surrounding land, presence of a historic well and the proximity of Scottish Water apparatus which are involved in this project.

### 1. Flood Risk

In order to ensure the risk of flooding to the application site from any source is at an acceptable level as defined in the Scottish Planning Policy and there is no increase in the future flood risk to adjacent land as a result of the proposed development, a Flood Risk/Drainage Assessment is to be carried out in accordance with the latest industry guidance listed within Section 4.0 of the Council's *SuDS Design Criteria Guidance Note*. Copies of the self-certification contained within Appendix 3 (Refer to the Council's *SuDS Design Criteria Guidance Note*) duly signed by the relevant parties is to be submitted.

### 2. Professional Indemnity Insurance

The applicant should be made aware at this juncture of the need to have the appropriate appendices (1 to 5 where appropriate) "Signed Off" by the relevant parties with these parties providing a copy of their Professional Indemnity Insurance for our records.

Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB  
Email: [enterprise.hq@southlanarkshire.gov.uk](mailto:enterprise.hq@southlanarkshire.gov.uk)



### **3. Scottish Environment Protection Agency (SEPA)**

It is the Applicant's responsibility to ensure compliance with all aspects of the General Binding Rules of the Water Environment (Controlled Activity Regulations) (Scotland) 2011.

If the Applicant is in any doubt, they should contact:-

SEPA ASB,  
Angus Smith Building,  
6 Parklands Avenue,  
Eurocentral,  
Holytown,  
North Lanarkshire,  
ML1 4WQ

(f.a.o. Brian Fotheringham)

(Tel. 01698 839000)

Note: The Council as Flood Authority deem that by signing appendix No3 of the Council's design criteria, the signatory party will have taken cognizance of the above regulatory requirements.

### **4. Scottish Water**

Should discharge from the sustainable drainage system be to the Scottish Water system, then a copy of the letter from Scottish Water, confirming approval to connect to their system, is required to be submitted to this office for our records.

A copy of the Council's *SuDS Design Criteria Guidance Note* and associated *Design Submission Check List* have been attached to assist the applicant with the above conditions and should be forwarded to the applicant for their information.

I trust this is acceptable to you however should you wish to discuss this matter further, please contact David Beaton on 01698 453687.

16<sup>th</sup> May 2018

South Lanarkshire Council  
Council Offices Almada Street  
Hamilton  
ML3 0AA



Development Operations  
The Bridge  
Buchanan Gate Business Park  
Cumbernauld Road  
Stepps  
Glasgow  
G33 6FB

Development Operations  
Freephone Number - 0800 3890379  
E-Mail - [DevelopmentOperations@scottishwater.co.uk](mailto:DevelopmentOperations@scottishwater.co.uk)  
[www.scottishwater.co.uk](http://www.scottishwater.co.uk)

Dear Local Planner

**ML11 Lanark 16 St Patricks Rd Land To NW Of**  
**PLANNING APPLICATION NUMBER: P/18/0245**  
**OUR REFERENCE: 761085**  
**PROPOSAL: Formation of house plot (planning permission in principle)**

**Please quote our reference in all future correspondence**

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

**Water**

- There is currently sufficient capacity in the Coulter Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

**Foul**

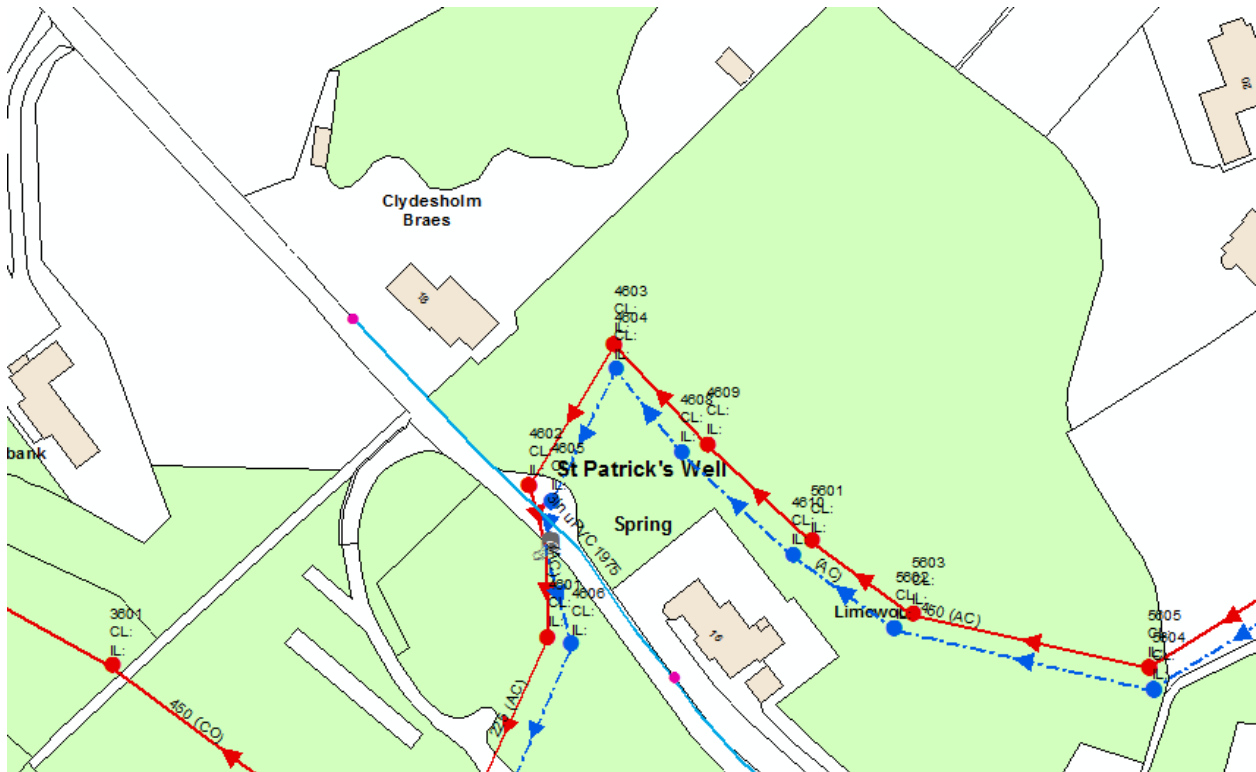
- There is currently sufficient capacity in the Lanark Waste Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.
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**The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.**

### Infrastructure within boundary

According to our records, the development proposals impact on existing Scottish Water assets.

There is infrastructure within the development area, please see the below snapshot



I can confirm that I have made our Asset Impact Team aware of this proposed development however the applicant will be required to contact them directly at [service.relocation@scottishwater.co.uk](mailto:service.relocation@scottishwater.co.uk).

The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction.

## Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not normally accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.



### **General notes:**

- **Scottish Water asset plans can be obtained from our appointed asset plan providers:**

**Site Investigation Services (UK) Ltd**

**Tel: 0333 123 1223**

**Email: [sw@sisplan.co.uk](mailto:sw@sisplan.co.uk)**

**[www.sisplan.co.uk](http://www.sisplan.co.uk)**

- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- **Please find all of our application forms on our website at the following link <https://www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms>**

### **Next Steps:**

- **Single Property/Less than 10 dwellings**

**For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example**

rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

- **Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at [www.scotlandontap.gov.uk](http://www.scotlandontap.gov.uk)

- **Trade Effluent Discharge from Non Dom Property:**

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether or not the discharge from your premises is likely to be considered to be trade effluent, please contact us on 0800 778 0778 or email [TEQ@scottishwater.co.uk](mailto:TEQ@scottishwater.co.uk) using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found using the following link <https://www.scottishwater.co.uk/business/our-services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h>

Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best

management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at [www.resourceefficientscotland.com](http://www.resourceefficientscotland.com)

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at [planningconsultations@scottishwater.co.uk](mailto:planningconsultations@scottishwater.co.uk).

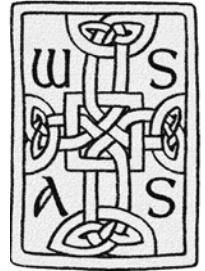
Yours sincerely

**Robert Lamont**

Development Operations Technical Analyst  
Robert.Lamont@scottishwater.co.uk

Our ref: 7/3/11/18/00245  
Your ref: P/18/0245  
WoSASdoc: 18\_00245  
Date: 24 May 2018  
Contact: Paul Robins  
Direct dial: 0141 287 8335

# WEST of SCOTLAND ARCHAEOLOGY SERVICE



Planning and Building Control Services  
South Lanarkshire Council  
Council Offices  
South Vennel  
Lanark  
ML11 7JT

231 George Street, Glasgow G1 1RX  
Tel: 0141 287 8330  
Fax: 0141 287 9529  
[enquiries@wosas.glasgow.gov.uk](mailto:enquiries@wosas.glasgow.gov.uk)

Dear Sir/Madam,

## **Archaeological Consultation on Planning Applications: No Archaeological Issue Raised**

No substantive archaeological issue is raised by the undernoted planning application sent recently to the West of Scotland Archaeology Service for comment:

**P/18/0245                      Formation of house plot (planning permission in principle), Land To North-west Of 16 St Patricks Road Lanark ML11 9EH**

(This application area avoids the site of the well and the spring is to be maintained and protected within the garden ground. No substantive additional setting issue is raised for New Lanark WHS)

Thank you.

Yours faithfully

West of Scotland Archaeology Service