

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

To: Planning **Planning Application** P/20/1616

No:

Case Officer: Iain Morton

From: Development Management Contact:

Roads and Transportation Phone Ext:

Services

Date: 3 December 2020

Subject: OBSERVATIONS ON PLANNING APPLICATION P/20/1616

Location: Land Adjacent to Burnside Bowling Club, Burnside Road, Rutherglen, G73 4RB

We refer to the above application for Planning Permission in Principle (PPP) which was subject to pre-application comments. The PPP application plan incorporates an adjusted driveway position to that shown on the pre-application plan. We would comment as follows.

Background

The site is located at the junction of Burnside Road / Blairbeth Road and operates under traffic signal control. Both roads are subject to a 30mph speed limit and well served by existing footways and street lighting.

Blairbeth Road is residential in nature although also acts as a relatively busy commuter route.

The area of land proposed for development forms part of the bowling club grounds consisting of a well-kept lawn supported by established landscaping; this includes mature hedging to both the Burnside Road and Blairbeth Road boundaries.

Proposal

The proposal is for the erection of a two-storey detached dwelling extending to 192m² with an attached double garage shown at 39m². The applicant has not provided any detail at this stage on the number of bedrooms being incorporated into the design.

Access

The proposed access is located approximately 11metres northwest of an existing shared vehicular/pedestrian access which serves the bowling club and approximately 43metres east of the advance 'stop' line at the Blairbeth Road/Burnside Road signalised junction and opposite and existing driveway accesses serving Nos79, 81 and 83 Blairbeth Road.

This new access would take the form of a dropped kerb footway crossing and necessitate partial removal of an existing metal rail and mature hedge.

A traffic survey undertaken in October 2019 recorded queue lengths on each approach to the existing traffic signal junction. Traffic queues on the westbound approach along Blairbeth Road peaked at 13 vehicles over a 15-minute period in the 'am' peak and at 7 vehicles in the 'pm' peak.

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As such, vehicle queues currently extend beyond the revised driveway access during the 'am' peak with queues during the 'pm' peak reaching the proposed driveway access. Any vehicle approaching from the west wishing to enter the property during these peak periods may be prevented from doing so as a result of these queues impeding the progress of those vehicles following behind which in turn may cause delays at the signalised junction.

To avoid the scenario described above we would ask that the applicant explores an alternative arrangement to combine the new and existing access into the bowling club as indicated in our preapplication comments. Dimensions taken on site would suggest that such an access arrangement could be achieved by the applicant reconfiguring area of existing soft and hard landscaping within the boundary of the bowling club.

As noted above, any proposal to introduce a new dropped kerb footway crossing would involve the removal of mature boundary hedging and railing which would need to take account of the required driveway visibility spay for this type of new access (2.4metres by 43metres). Formation of such an access will be subject to an agreement under Section 56 of the Roads Scotland (Act).

Parking & Turning Area

As noted above, there is no detail offered at this stage on the number of bedrooms being proposed.

Notwithstanding the foregoing, based on the SCOTS National Roads Development Guide the applicant should provide a minimum of two parking spaces to serve a 2 or 3 bedroom property and three parking spaces for a 4 or 5 bedroom dwelling.

Parking bays shall be in 3.0metre by 6.0metre modules and should be shown on any future development proposals.

Adequate provision should be incorporated into the design to allow vehicles to turn within the curtilage of the property in order that they can enter and exit the property onto Blairbeth Road in a forward gear.

Recommendation

We recommend that any decision on the application be deferred until such times as the applicant has provided further information to address the issues highlighted above.

We trust that the above information will enable you to progress discussions with the applicant.

Should you have any queries regarding any aspect of the above response then please do not hesitate to contact the above extension.

