

Appendix 2(a)

Consultation Responses

- ◆ Response dated 20 April 2018 by Roads Development Management Team
- ◆ Response dated 24 April 2018 by Environmental Services
- ◆ Response dated 10 May 2018 by Roads and Transportation Services (Flood Risk Management Section)
- ◆ Response dated 23 May 2018 by the Golf Recreation Officer, South Lanarkshire Leisure and Culture

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

Planning Application No: P/18/0099	Dated: 16/04/18	Received: 20/04/18
Applicant: Mr Paul Doyle		Contact: Craig Lattimer
Proposed : Erection of 2 dwellinghouses together with formation of vehicular access and erection of 5m high ball stop fence		Ext: 5288
Location: Land At Mauldslie Road Carluke ML8 5HG ML8 5HG		Planner: Ailsa Shearer
Type of Consent: Full	No of drg(s) submitted:	

Proposals Acceptable?	Y or N	Item ref	Comments
1. EXISTING ROADS		1	This application proposes to take access from the public road Mauldslie Road which is a 5.5m wide lit road with a 40mph speed restriction.
(a) General Impact of Development	Y	1(b)	Access would require to be by a 6.0m wide dropped kerb vehicular crossing and to be hard surfaced for the first 4.0 metres behind the edge of the public road.
(b) Type of Connection(s) (road junction/footway crossing)	Y	1(d)	Visibility splays of 2.4m x 60m should be provided and maintained in both directions. No fencing, vegetation, shrubs, trees, etc. above the height of 900mm to be located within the sightlines. Visibility splays are achievable at this location.
(c) Location(s) of Connection(s)	Y	1(e)	A 2 metre wide footway to be provided along the frontage of the plot
(d) Sightlines (2.4m x 60m)	Y		There is a street lighting column, R4C1001, along the frontage of the application site. This would require to be relocated to the rear of the 2m footway to be installed. This relocation will be at the applicant's expense.
(e) Pedestrian Provision	Y		Driveways to be a minimum of 12m length, this can be reduced to 6m if a garage is provided. Driveways to be hard surfaced for the first 2m from the edge of the public road.
2. NEW ROADS			Driveway access gradients to the site should not exceed 8%
(a) Width(s) ()			Parking to be provided as per National Roads Development Guide; 3 or less bedrooms – 2 spaces 4 or more bedrooms – 3 spaces
(b) Layout (horizontal/vertical alignment)			
(c) Junction Details (locations/radii/sightlines)			
(d) Turning Facilities (circles/hammerheads)			
(e) Pedestrian Provision			
(f) Provision for PU Services			
3. SERVICING & CAR PARKING			
(a) Servicing Arrangements/Driveways			
(b) Car Parking Provision (2 x 3 spaces)	Y		
(C) Layout of Parking Bays/Garages			
4. RECOMMENDATION			
(a) No Objections			
(b) No Objections Subject to Conditions	Y		
(c) Refuse			
(d) Defer Decision			
(e) SOID to advise			

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)*	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>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.</p> <p>There is adequate space within the site for the provision of 3 car parking spaces per dwelling.</p> <p>The applicant must ensure that during construction, no vehicles park on Mauldslie Road.</p> <p>Note - 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>Note Developer is responsible for any alterations required to statutory undertaker's apparatus. (Standard condition 07.34)</p> <p>Note - 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>Note - 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 & Enterprise Resources
Executive Director Colin McDowell
Fleet and Environmental Services**

To:	Planning & Building Standards Services	Our Ref.	AMS/371549
		Your Ref.	P/18/0099
CC:		If Calling Ask for	Andrew Smith
From:	Andrew Smith	Phone	
		Date.	24 April 2018

Subject: Application Ref: **P/18/0099**
Address: **Land At Mauldslee Road
Carluke
ML8 5HG**

Proposed Development: **Erection of 2 dwellinghouses together with
formation of vehicular access and erection of 5m
high ball stop fence**

I have no objections to the proposal subject to the following;

ADV NOTE 3. Noise: Construction and Demolition (BS 5228)

The applicant is advised that all works carried out on site must be carried out in accordance with the current BS5228, 'Noise control on construction and open sites'.

The applicant is further advised that audible construction activities should be limited to, Monday to Friday 8.00am to 7.00pm, Saturday 8.00am to 1.00pm and Sunday – No audible activity. The applicant is advised that Environmental Services may consider formally imposing these hours of operation by way of statutory notice should complaints be received relating to audible construction activity outwith these recommended hours and should such complaints may be justified by Officers from this Service.

Further details of this may be obtained from South Lanarkshire Council, Environmental Services, Montrose House 154 Montrose Crescent, Hamilton ML3 6LB.

ADV NOTE 5. Formal action may be taken if nuisance occurs.

None of the above conditions will preclude formal action being taken by the Executive Director of Community Resources against the person responsible for any nuisance which may arise due to the operation of the proposed development.

ADV NOTE ES11: Contamination - Caution

Although the proposed development area is not on the Council's prioritised list of potentially contaminated land sites, it is recommended that an Action Plan is prepared in advance of works commencing, to guide staff in the event that any contamination is encountered during construction. This Plan will require the Planning Authority to be advised immediately if contamination is suspected.

Should you require any further information, please contact Andy Smith .

Andrew Smith
Environmental Health Officer

Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB Phone: 08457 406080
Minicom: 01698 454039 Email: <officename>@southlanarkshire.gcsx.gov.uk





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

Memo

To: Area Manager Planning and Building Standards (Clydesdale) (f.a.o. Ailsa Shearer)	Our ref: TEM/39/49/CL Your ref: P/18/0099
cc: Area Manager – Roads (Clydesdale)	If calling ask for: Scott MacDonald Phone: 01698 455206
From: David Molloy Flood Risk Management	Date: 10 May 2018

Subject: P/18/0099 Erection of 2 dwellinghouses together with formation of vehicular access and erection of 5m high ball stop fence at Land At Mauldslie Road Carluke

I refer to your Planning Application Consultation dated 18 April 2018. I confirm I have no objection to the proposed development subject to the following conditions:-

1. Sustainable Drainage Design

A Sustainable Drainage System serving the Application Site, designed in accordance with the Council's current *SuDS Design Criteria Guidance Note* (see attached version 3.0 dated July 2012) is to be provided.

We will expect the surface water runoff to be collected, treated, attenuated, and discharged using sustainable drainage techniques in accordance with the latest industry guidance listed within Section 3.0 of the Council's *SuDS Design Criteria Guidance Note*.

****It should be noted that the SUDS Manual has now been updated (CIRA C753) and should now be used in conjunction with Sewers for Scotland 3rd Edition.****

Copies of the self-certification contained within Appendix 1 (Refer to the Council's *SuDS Design Criteria Guidance Note*) duly signed by the relevant parties are 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 4 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



3. Future Maintenance Responsibilities of SuDS Apparatus

In order to ensure a robust future maintenance regime is in place, a copy of the self-certification contained within Appendix 5 (Refer to the Council's *SuDS Design Criteria Guidance Note*) duly signed by the appropriate party together with a digital copy of the construction drawings showing the SuDS apparatus (OS referenced) with highlighted maintenance responsibilities and associated contact details of the maintenance organisations should be supplied to the Flood Risk Management team.

4. 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 Appendices (1 to 4 inclusive or 3 and 4 where appropriate) of the Council's design criteria, these signatory parties will have taken cognizance of the above regulatory requirements.

5. 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 Scott MacDonald on 01698 455206.

Law, Aileen

From: Shearer, Ailsa
Sent: 12 June 2018 11:43
To: Planning
Subject: FW: Mauldslie Road, Carluke - 2 proposed houses

P/18/0099

From: Girvan, Colin
Sent: 23 May 2018 15:25
To: Shearer, Ailsa
Subject: RE: Mauldslie Road, Carluke - 2 proposed houses

Hi Ailsa,

I visited Carluke Golf Club on Monday and assessed the area in question.

From a golf perspective, I have considerable concerns over the proposed location of the houses. The houses would be located in the region of 200 – 220 yards from the 18th tee which for most golfers will be the desired landing area relevant to playing the 18th hole. For the longer hitters however, there is the temptation to drive the ball around the corner/over the trees which looking at the plans is only 20 yards away from the garden areas of the house. A stray shot could easily land in the area of those properties so I would consider it a risk to both property damage and personal injury.


I don't think fencing will help as it would need to be extremely high for golf balls not to be struck over it at that distance away from the tee. The tree planting and re-positioning of the 18th tee will have been advantageous I would imagine for the new houses given the angle and closer proximity of the houses to the tee. The issues is these houses sit further away as mentioned above approximately 200 yards so there is sufficient distance for stray shots to curve towards the properties. I don't see any realistic options for the golf club to move the tee again and plant any more trees which would make a significant deterrent.

Hope this helps, if you need me to clarify anything more please let me know.

Regards

Colin Girvan
Recreation Officer
Torrance House Golf Course
Calderglen Country Park
Strathaven Road
East Kilbride
G75 0QZ

01355 233451
www.slleisureandculture.co.uk

 [Children's activities](#) [Cultural activities](#) [Golf](#) [Leisure](#)  [@ActiveSchoolsSL](#) [@blantyreleisure](#)

South Lanarkshire Leisure and Culture Ltd is a recognised Scottish Charity, No. SC032549

ML3 6LB