



Community and Enterprise Resources
Executive Director **David Booth**
Roads and Transportation Services – Transportation Engineering

To:	Planning and Economic Development	Planning Application No:	P/22/0915
From:	Development Management Roads and Transportation Services	Case Officer:	Steven Boertien
		Contact:	Mark Wilkie
		Date:	12 January 2023

Subject: OBSERVATIONS ON PLANNING APPLICATION P/22/0915

Location: 103-104 Crosswood Terrace, Tarbrax, West Calder

I refer to the above application for the formation of house plot (planning permission in principle).

Access would be taken onto Crosswood Terrace via a proposed private access. The required visibility splays onto Crosswood Terrace are 2m x 20m, which are not achievable. This is because the fence height is 1.2m within the visibility splays. It would be preferable if the access location was moved to the existing location.

No car parking spaces are shown on the plan. Two car parking spaces would be required for a 2 or 3-bed house, and three car parking spaces would be required for a house with 4 or more bedrooms. It is considered that there is sufficient space for this provision to be made, with adequate turning space.

This service would wish to defer this application, subject to the above relocation.

Engineering Manager

Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Email: enterprise.hq@southlanarkshire.gov.uk

