



Community and Enterprise Resources
Executive Director **Michael McGlynn**
Roads and Transportation Services – Development Management Team

To:	Planning	Planning Application No:	P/21/0029
From:	Development Management Roads and Transportation Services	Case Officer:	Jim Blake
		Contact:	David Manson
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		Date:	2 nd February 2021

Subject: OBSERVATIONS ON PLANNING APPLICATION P/21/0029

Location: Land off Bothwell Road, Hamilton

I refer to the application dated 15th January 2021, received in this office on 20th January 2021. This application is for the Erection of two dwellinghouses with associated studio flats above attached garage, raised decking at rear, and formation of access.

The Application is for the erection of two dwellings, each with 7 bedrooms, taking access from the existing dedicated/main private vehicular access (with gates) to Hamilton College. This vehicular access currently has no pedestrian facilities (i.e. there is no pedestrian gateway on Bothwell Road, and there are no associated internal footways).

With greater than 3 bedrooms, each of the dwellings should be provided with a minimum of 3 car parking spaces. The internal dimensions of the proposed garages are not sufficient to qualify as a parking space. However, there appears to be sufficient area in front of each of the dwellings to accommodate a minimum of 3 vehicles.

Regarding refuse collection. It is unlikely, with the narrow lane to the units, that a refuse vehicle would be able to directly access the dwellings. The submitted Application Form 'confirms' that areas for Waste Storage & Collection will be incorporated. However, no details appear to be included/shown in the submitted plans.

The general Impact of development is suitable at this location.

This service has no objection to this proposal subject to the following conditions:

The following conditions should apply:

Prior to construction commencing on site, the Applicant should submit the following, for agreement;

- 1) Details of access arrangements (for pedestrians) on Bothwell Road.
- 2) Details for Refuse Storage/Collection.

Notes to Applicant:

- The applicant must ensure that any vehicle transporting excavated material on or off site must be treated by means of adequate wheel washing facilities. This facility will require to be in operation at all times during any earth moving operations. The wheel washing facility must be fully operational prior to any works commencing on site. A "clean zone" should be maintained between the end of the wheel wash facility and the public road.
- Sufficient parking should be provided within the site boundary to accommodate all site staff / operatives parking requirements, and under no circumstance should vehicles associated with the site cause an obstruction on the public road network.
- Sufficient area should be provided within the site boundary for the storage of all building/construction materials, and construction plant.

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Colin Park
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