

Appendix 2(b)

Consultation Responses

- ◆ Response dated 7 February 2008 by Roads and Transportation Services
- ◆ Response dated 21 February 2008 by Scottish Water
- ◆ Response dated 26 February 2008 by SEPA

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

Planning Application No:- CL/08/0054 Dated : - 07/02/08
 Applicant :- Mr & Mrs P Burns
 Proposed Development:- C of U Moat Outhouse to dwellinghouse
 Location:- Moat House, Hawksland Road, Hawksland
 Type of Consent:- Full

Received :- 08/02/08
 Contact :- T Dawson
 Ext:- 3312

No(s) of drg(s) submitted :- 9 No

Proposals Acceptable?	Y or N
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1. EXISTING ROADS	
(a) General Impact of Development	N
(b) Type of Connection(s) (road junction /footway crossing)	N
(c) Location(s) of Connection(s)	N/A
(d) Sightlines (.....)	N
(e) Pedestrian Provision	N/A

2. NEW ROADS	
(a) Width(s) (.....)	N/A
(b) Layout (horizontal/vertical alignment)	N/A
(c) Junction Details (locations/radii/sightlines)	N/A
(d) Turning Facilities (circles/hammerheads)	N/A
(e) Pedestrian Provision	N/A
(f) Provision for PU Services	N/A

3. SERVICING & CAR PARKING	
(a) Servicing Arrangements/Driveways	N/A
(b) Car Parking Provision (.....)	N/A
(c) Layout of Parking Bays/Garages	N/A

4. RECOMMENDATION	
(a) No Objections	N/A
(b) No Objections Subject to Conditions	N/A
(c) Refuse	Y
(d) Defer Decision	N/A
(e) Scottish Executive to advise	N/A

Item Ref	Comments
1(a)	Refusal of this application is recommended for the reasons below : The proposal comprises the intensification of use of this site by converting an outbuilding into habitable accommodation
1(b)	The existing access joins the public road network at a very difficult angle. This would require to be improved so that the access road meets the major road at right angles for at least the first 10.0 metres.
1(d)	The applicant does not indicate control over sufficient land to be able to provide the required visibility splays of 2.5 x 215 metres. The existing access drops away from the public road which creates a visibility problem.

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)*	Required

* Relevant Section of the Roads (Scotland) Act 1984
 Not Required/Required

Signed: _____
 Engineer

Date: 28/2/08



Enterprise Resources
Executive Director Iain Urquhart
Planning and Building Standards Services – Clydesdale Area Office

Roads and Transportation Services (South
Division)
South Vennel
Lanark
ML11 7JT

Our Ref: CL/08/0054
Your Ref:
If calling ask for: Steven Boertien
Phone: 01555 673266
Date: 07 February 2008

Planning Application Consultation
Please Quote the Application Number in any Subsequent Correspondence

Dear Sir/Madam

Town and Country Planning (Scotland) Act 1997
Planning Application Consultation

Proposal : Conversion and alterations to outhouse to form residential dwelling
Site Address : Moat House (Coach House)
Hawksland Road
Hawksland
ML11 9PY
Application No : CL/08/0054

I enclose a copy of the application plan(s) in respect of the above proposal and would request your observations on the application within 14 days from the date of this letter.

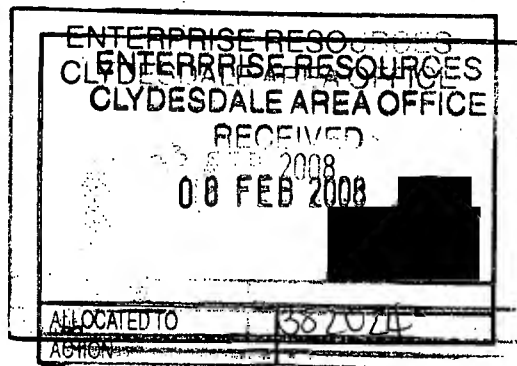
Please reply on the attached form and return the enclosed plan(s) with your response.

If I do not hear from you by 21 February 2008, a decision on the application may be made before your reply is received.

Yours faithfully



Head of Planning and Building Standards



Council Offices, South Vennel, Lanark ML11 7JT Phone: 01555 673266 Fax: 01555 673573
Minicom: 01698 454039 Email: Enterprise.lanark@southlanarkshire.gov.uk



INVESTOR IN PEOPLE





Enterprise Resources
Executive Director Iain Urquhart
Planning and Building Standards Services – Clydesdale Area Office

Planning application consultation
Please reply within 14 days

Date :

Applicant : **Mr & Mrs P Burns**

Proposal : **Conversion and alterations to outhouse to form residential dwelling**

Site Address : **Moat House (Coach House)**
Hawksland Road
Hawksland

ML11 9PY

Application No : **CL/08/0054**

Request for observation of :-

Roads and Transportation Services (South Division)

Please use additional sheets if required.

Council Offices, South Vennel, Lanark ML11 7JT Phone: 01555 673266 Fax: 01555 673573
Minicom: 01698 454039 Email: Enterprise.lanark@southlanarkshire.gov.uk



INVESTOR IN PEOPLE



Ryan, Jean

From: Morven Henderson [Morven.Henderson@scottishwater.co.uk]
Posted At: 25 February 2008 15:18
Conversation: CL-08-0054 (MOAT HOUSE <COACH HOUSE>, HAWKSHEAD ROAD)
Posted To: Enterprise.Lanark
Subject: CL-08-0054 (MOAT HOUSE <COACH HOUSE>, HAWKSHEAD ROAD)

FAO: STEVEN BOERTIEN

Please find attached comments on the above planning application. Apologies for the delayed response.

Regards,
 Morven Henderson.
 Planning Administrator.

0141 355 5113
morven.henderson@scottishwater.co.uk

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Scottish Water

www.scottishwater.co.uk

www.scottishwatersolutions.co.uk

postmaster@scottishwater.co.uk

ENTERPRISE RESOURCES CLYDESDALE AREA OFFICE RECEIVED	
26 FEB 2008	
385484 PL	
ALLOCATED TO	
ACTION	

25/02/2008



21st February 2008

South Lanarkshire Council
Planning & Building Control, South Vennel
LANARK
ML11 7JT

SCOTTISH WATER

Planning & Development
Services
419 Balmore Road
Glasgow
G22 6NU

CUSTOMER HELPLINE

T: 0845 601 8855

W: www.scottishwater.co.uk

Dear Sir/Madam

PLANNING APPLICATION NUMBER : CL-08-0054
DEVELOPMENT AT : Moat House (Coach house) Hawksland Road ML11 9PY
Hawksland
PROPOSAL : conversion and alterations to outhouse to form residential dwelling

In terms of planning consent, Scottish Water will not object to this planning application however please note that any planning approval granted by the Local Authority does not guarantee a connection to our infrastructure until a satisfactory solution is identified.

There are no known public sewers in the vicinity of the proposed development. It is advisable that any septic tank should be sited in such a manner as to allow easy access for emptying by tanker.

Camps & Daer Water Treatment Works currently has sufficient capacity to service this proposed development.

Water Network - there may be issues within our Water Network that serves your proposed development.

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head in the public main. Any property which cannot be adequately serviced using this pressure may require private pumping arrangements installed, subject to compliance with the current water byelaws. If

Reply Letter Preview

the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they must write to our Planning & Development Services at the above address.

If the developer requires any further assistance or information on our response, please contact me on the above number or alternatively additional information is available on our website: www.scottishwater.co.uk.

Yours faithfully

Morven Henderson
Planning & Development

Our Ref: ND/DF/councils/SLAN/2008
Your Ref: CL/08/0054

Head of Planning and Building Control Services
South Lanarkshire Council
Council Offices
South Vennel
LANARK
ML11 7JT

ENTERPRISE RESOURCES CLYDESDALE AREA OFFICE RECEIVED 28 FEB 2008	
ALLOCATED TO	355/11/7
ACTION	

If telephoning ask for:
Nicki Dunn

26 February 2008

Dear Sir

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
PLANNING APPLICATION NO: CL/08/0054
CONVERSION AND ALTERATIONS TO OUTHOUSE TO FORM RESIDENTIAL DWELLING
MOAT HOUSE (COACH HOUSE), HAWKSLAND ROAD, HAWKSLAND ML11 9PY
MR & MRS P BURNS

Thank you for your consultation letter received on 11 February 2008 in respect of the above application.

SEPA would offer the following comments.

There is no objection to this proposal provided that the sewage treatment and disposal arrangements are installed to SEPA's requirements.

Foul Drainage

SEPA's preferred method for the disposal of septic tank effluent is the provision of a sub soil soakaway system. It is therefore recommended that the possibility of providing such a system is investigated. The septic tank and soakaway construction and design should comply with the requirements set out in "The Scottish Building Standards: Technical Handbook: Domestic" issued in May 2005. This will require the applicant to carry out percolation testing on site to assess the suitability of the sub-soil for effluent disposal. If poor soil porosity or risk to groundwater resources preclude the use of a soakaway, alternative arrangements will have to be agreed with SEPA's area staff prior to the application being determined. Please note, surface water should be excluded from the septic tank. The local authority Building Control Department should also be contacted regarding any further requirements on this method of treatment and disposal.

The Water Environment (Controlled Activities) (Scotland) Regulations 2005 were implemented on 1 April 2006. To comply with this legislation the applicant must register the discharge of treated sewage effluent with SEPA. Further details on this matter can be found on our website www.sepa.org.uk.

Surface Water Drainage

SEPA encourages that surface water from the site is treated in accordance with the principles of the Sustainable Urban Drainage Systems (SUDS) Manual published by CIRIA in March 2007.

Cont'd / ...



Chairman
David Sigsworth

Chief Executive
Dr Campbell Gemmell

East Kilbride Office
Redwood Crescent, Peel Park, East Kilbride G74 5PP
tel 01355 574200 fax 01355 574688
www.sepa.org.uk

Head of Planning and Building Control Services
South Lanarkshire Council

26 February 2008

Construction/Demolition, Pollution Prevention

Construction/demolition works associated with the development of the site must be carried out with due regard to the SEPA's guidelines on avoidance of pollution. Reference should be made to the relevant Pollution Prevention Guidance (PPG) Notes available on SEPA's website at www.sepa.org.uk and to the CIRIA publication C651 "Environmental Good Practice Pocket Book".

Any waste materials imported to the site during construction must be stored and used only in accordance with the waste management licence or exemption under the Waste Management Licensing Regulations 1994 (as amended). Similarly, any waste materials removed from the site must be disposed of at a suitably licensed or exempt waste management facility in accordance with these Regulations.

The applicants and their contractors should also be fully aware of the relevant requirements relating the transport of controlled waste by registered carriers and the furnishing and keeping of duty of care waste transfer notes.

Domestic Waste Issues

In keeping with your authority's responsibilities with regard to the National Waste Strategy and Local Area Waste Plan, suitable provision should be made with regard to space for waste storage. Such provision should be in line with your council's collection plans to address the recycling, composting, recovery and disposal targets contained within the Area Waste Plan and your authority's implementation plan.

I return the plans as requested.

Yours faithfully



Nicki Dunn
Planning Officer

Enc

Copy to:

W J Speirs
2 Ramoth
Kirkfieldbank
Lanark
ML11 9LA