

Appendix 2(b)

Consultation Responses

- ◆ Response dated 13 February 2011 by Scottish Water
- ◆ Response dated 18 February 2011 by Environmental and Strategic Services
- ◆ Response dated 28 February 2011 by Roads and Transportation Services

13th February,2011



South Lanarkshire Council
Montrose House
Montrose Crescent
Hamilton
ML3 6LB

SCOTTISH WATER

Customer Connections
419 Balmore Road
Glasgow
G22 6NU

For the Attention of : Iain Morton
Dear Iain Morton

Customer Support Team
T: 0141 355 5511
F: 0141 355 5386
W: www.scottishwater.co.uk
E: connections@scottishwater.co.uk

PLANNING APPLICATION NUMBER: CR/11/0022
DEVELOPMENT: Cambuslang, Whyte Avenue, 11
OUR REFERENCE: 559132
PROPOSAL: Erection of two storey dwellinghouse (Planning permission in principle)

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application. However we are unable to reserve capacity at our water and wastewater treatment works in advance of formal agreement made with us. In view of this, the information provided in this letter will need to be reviewed if this proposal progresses to full planning approval.

A2: Scottish Water has no objection to this planning application. This response is made based on the information available to us at this time and does not guarantee a connection to Scottish Water's infrastructure. This response is made based on the information available to us at this time and does not guarantee a connection to Scottish Water's infrastructure. A separate application should be submitted to us made for connection to our infrastructure after full planning has been granted.

A3: In terms of planning consent, Scottish Water does 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. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received.

A4: Due to the size of this proposed development it is necessary for Scottish Water to assess the impact this new demand will have on our existing infrastructure. With Any development of 10 or more housing units, or equivalent, there is a requirement to submit a fully completed Development Impact Assessment form. Development Impact Assessment forms can be found at www.scottishwater.co.uk.

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

Water Network – Our initial investigations have highlighted there may be a requirement for the Developer to carry out works on the local network to ensure there is no loss of service to existing customers. The Developer should discuss the implications directly with Scottish Water.

Shieldhall Waste Water Treatment Works currently has capacity to service this proposed development.

Wastewater Network – Our initial investigations have highlighted there may be a requirement for the Developer to carry out works on the local network to ensure there is no loss of service to existing customers. The Developer should discuss the implications directly with Scottish Water.

In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable their development to connect. Should we become aware of any issues such as flooding, low pressure, etc the Developer will require to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules.

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements installed, subject to compliance with the current water byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.

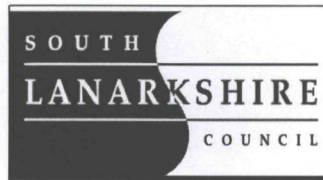
If the connection to public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s). This should be done through a deed of servitude.

It is possible this proposed development may involve building over or obstruct access to existing Scottish Water infrastructure. On receipt of an application Scottish Water will provide advice that will require to be implemented by the developer to protect our existing apparatus. Should the developer require information regarding the location of Scottish Water infrastructure they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB. Tel – 0845 601 8855.

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

Tricia McArthur
Customer Connections Administrator
Tel: 0141 355 5169
patricia.mcarthur@scottishwater.co.uk



Community Resources
Executive Director **Norrie Anderson**
Environmental and Strategic Services

Memo

To: Planning and Building Standards Services
380 King Street, Rutherglen

Our ref: SRG/AJA/228704/0378
Your ref: CR/11/0022

cc:

If calling ask for: Steven Glass
Phone: 01355 806895
Date: 18 February 2011

From: Steven Glass
Environmental Health Officer

Subject: **Planning Application No:** CR/11/0022
Address: Plot to the rear of No. 11 Whyte Avenue, Cambuslang
Proposed Development: Erection of Two Storey Dwellinghouse (Planning Permission in Principle)

I refer to the above planning application consultation and would comment as follows:

I have no objections to the proposal subject to the following conditions:

Environmental Protection:

1. **COND 09.09:** Noise: emitted from premises during day and night compared to Background
2. **COND 06.19:** Waste Control
3. **ADV NOTE ES4:** Noise: Construction and Demolition (BS 5228)
4. **COND 06.23:** Dust mitigation/Control
5. **ADV NOTE ES6:** Noise - Formal action may be taken if nuisance occurs.
6. **ADV NOTE ES12:** Contamination - Caution

Commercial: No Comments

Should you require any further information, please contact Steven Glass on 01355 806895


Steven Glass
Environmental Health Officer

Council Offices, Atholl House, East Kilbride G74 1LU Phone: 08457 406080 Fax: 01355 806974
Minicom: 01698 454039 Email: Steven.Glass@southlanarkshire.gsx.gov.uk



**SOUTH LANARKSHIRE COUNCIL
ENTERPRISE RESOURCES
ROADS AND TRANSPORTATION SERVICES
OBSERVATIONS ON PLANNING APPLICATIONS**

Planning Application No.: CR/11/0022
Applicant: Mr & Mrs A. Dobinson
Proposed Development: Erection of Two Storey Dwelling-house

Dated: 09/02/11 Received: 09/02/11
Contact: Jim O'Brien
Tel No: 0141 613 5147

Location: Plot to the rear of No 11 Whyte Avenue.
Type of Consent: Full

No. of Drawings Submitted: 2 x A4 Drawings

Proposals Acceptable?	Y or N
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Comments

1. EXISTING ROADS

(a) General Impact of Development	Y
(b) Type of Connection (s) (road junction / footway crossing)	Y
(c) Location(s) of Connection(s)	Y
(d) Sightlines (.....)	Y
(e) Pedestrian Provision	Y

The applicant proposes to erect a new 4 bedroom dwelling house on land that currently forms part of the garden for House No 11 and an area of private land at the rear of the garden of House No 9.

There is an existing vehicular drop kerb gated access to the driveway for house No 11, the applicant proposes to extend the existing driveway to form an access to the garage and turning area for the new dwelling.

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

The parking requirement for a new 4 bedroom property is 3 off street parking spaces. The extension of the existing driveway and turning area will provide ample space for 3 vehicles to meet with this requirement.

The applicants plan also shows that a new parking area for house No 11 will be constructed in the garden area at the front of the property. The existing property has 3 bedrooms this will require 2 off street parking spaces. Therefore the new parking area will have to accommodate 2 vehicles to meet with this requirement. The preferred dimensions for a driveway accommodating 2 vehicles are 4.8m in width x 6.0m in length. There is scope within the existing front garden to construct a driveway to the required dimensions; however the new parking area will have to be accessed via a new vehicular drop kerb access point. This will have to be constructed at the applicant's expense.

3. SERVICING AND CAR PARKING

(a) Servicing Arrangements/Driveways	N/A
(b) Car Parking Provision (.....)	Y
(c) Layout of Parking Bays / Garages	N/A

i would defer my decision until such times as the applicant has provided details of the new parking area and drop kerb access at the front of house No 11.

4. RECOMMENDATIONS

(a) No Objections	
(b) No Objections subject to conditions	
(c) Refuse	
(d) Defer Decision	Y
(e) SOID to advise	

THE APPLICANT MUST BE MADE AWARE OF THE FOLLOWING:-

(i) Construction Consent (S21)*	N
(ii) Road Bond (S17)*	N
(iii) Road Opening Permit (S56)*	Y
(iv) Drop Kerb (S56)*	Y

* Relevant Section of Roads (Scotland) Act 1984

Signed _____ Crawford Lindsay _____
Area Manager

Date: _2802/2011_

CR/11/0022, erection of dwelling house