

# Appendix 2(b)

## Consultation Responses

- ◆ Response dated 28 July 2017 by Fleet and Environmental Services
- ◆ Response dated 7 August 2017 by Roads and Transportation Services
- ◆ Response dated 14 August 2017 by Roads and Transportation Services
- ◆ Response dated 14 August 2017 by Roads and Transportation Services – Flood Risk Development
- ◆ Response dated 17 August 2017 by Fleet and Environmental Services
- ◆ Response dated 21 August 2017 by Roads and Transportation Services – Flood Risk Development
- ◆ Response dated 21 August 2017 by Roads and Transportation Services – Flood Risk Development





**Community & Enterprise Resources  
Executive Director Michael McGlynn  
Fleet and Environmental Services**

To:	Planning & Building Standards Services	Our Ref.	CDM/357838
		Your Ref.	EK/17/0262
		If Calling Ask for	Craig Myles
CC:		Phone	01698 454161
From:	Craig Myles	Date.	28 July 2017

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Subject: Application Ref: **EK/17/0262**  
Address: **Newton Road  
Strathaven  
ML10 6PA**

Proposed Development: **Formation of two residential house plots and  
access road**

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

I have no objections to the proposal

I would request that if the application is approved, then the following advisory notes are attached to the decision notice for the applicant's information;

**ADV NOTE 03 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, Code of Practice for Noise and Vibration 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 when assessed at the site boundary.

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, Hamilton ML3 6LB



**Community & Enterprise Resources  
Executive Director Michael McGlynn  
Fleet and Environmental Services**

**ADV NOTE 4 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 & Enterprise Resources against the person responsible for any nuisance which may arise due to the operation of the proposed development.

Should you require any further information, please contact Craig Myles .

**Craig Myles  
Environmental Health Officer**

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



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

Planning Application No: EK/17/0262	Dated: 26 July 2017	Received: 07 August 2017
Applicant: Mr Hugh Nelson		Contact: J. Ferguson
Proposed : Erection of two dwellinghouses with detached garages and formation of access road		Ext: 01698 - 455266
Location: Newton Road Strathaven ML10 6PA		Planner: Andrew Muir
Type of Consent: Detailed	No of drg(s) submitted: Portal	

Proposals Acceptable?	Y or N	Item ref	Comments
<b>1. EXISTING ROADS</b>			
(a) General Impact of Development	Y	1(a)	This application is for the erection of two dwellinghouses with detached garages and formation of access road.
(b) Type of Connection(s) (road junction/footway crossing)	Y		The applicant also providing a passing place, this must be sized and constructed to this Services specifications. Details should be provided.
(c) Location(s) of Connection(s)	Y		
(d) Sightlines (2.5m x 215m)	N		
(e) Pedestrian Provision	N	1(d)	This Service would normally require a visibility splay of 2.5m x 215m, however, due to the geometry of the road speeds will be lower. The applicant has indicated on the plans submitted that visibility splays of 2.5m x 75m to the west and 2.5m x 120m to the east of the driveway access are to be provided, these are acceptable. Within these splays nothing over 900mm in height, ie. trees, shrubs walls etc is permitted..
<b>2. NEW ROADS</b>			
(a) Width(s) ( )			
(b) Layout (horizontal/vertical alignment)			
(c) Junction Details (locations/radii/sightlines)			
(d) Turning Facilities (circles/hammerheads)		1(e)	This section of Newton Road is rural in nature, there are no footways.  A two metre wide public utility strip should be maintained along the boundary of the site on Newton Road. This is required if in the future a footway is to be provided.
(e) Pedestrian Provision			
(f) Provision for PU Services			
<b>3. SERVICING &amp; CAR PARKING</b>			
(a) Servicing Arrangements/Driveways	Y	3(a)	The first 4 metres of driveway, measured from the edge of the carriageway, must be surfaced, sealed and trapped to prevent any deleterious material or water from leaving the driveway and entering the public road.
(b) Car Parking Provision ( 4No spaces)	Y		
(C) Layout of Parking Bays/Garages	Y		
<b>4. RECOMMENDATION</b>			
(a) No Objections			If the access is to be gated these must be set back a minimum of 8m from the edge of the carriageway and open inwards.
(b) No Objections Subject to Conditions			
(c) Refuse			
(d) Defer Decision	Y		In order to address inevitable damage of the carriageway by construction traffic, a dilapidation survey of Newton Road should be undertaken in advance of the development with a requirement for the developer to repair any damage caused.
(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: \_\_\_\_\_

Date: \_\_\_\_\_

**SOUTH LANARKSHIRE COUNCIL  
ROADS AND TRANSPORTATION SERVICES**

**OBSERVATIONS ON PLANNING APPLICATION  
CONTINUATION SHEET**

Planning Application No:---/--/----

Dated:

Contact:

Item Ref	Comments
4(d)	<p>I would recommend that this application is deferred until the applicant submits a revised drawing incorporating the points raised above.</p> <p><b><u>CONDITIONS</u></b></p> <p><b>07.07 Surfacing and Driveway</b> <b>07.29 Public Utility Strip</b> <b>07.31 Surface Water Trapping</b></p> <p><b>Passing place – Construction and dimensions required</b> <b>Non-standard - A dilapidation survey</b></p>



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

## Memo

**To:** Area Manager  
Planning and Building Standards  
(East Kilbride)  
(f.a.o. Andrew Muir)

**Our ref:** TEM/39/49/EK  
**Your ref:** EK/17/0262

**cc:** Area Manager – Roads  
(East Kilbride)

**If calling ask for:** Scott MacDonald  
**Phone:** 01698 455206

**From:** David Molloy  
Flood Risk Management

**Date:** 14 August 2017

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**Subject: EK/17/0262 Erection of two dwellinghouses with detached garages and formation of access road at Newton Road Strathaven**

I refer to your Planning Application Consultation dated 01 August 2017. 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 3<sup>rd</sup> 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](mailto: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.



## Carroll, Claire

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**From:** MacDonald, Scott  
**Sent:** 14 August 2017 09:48  
**To:** Planning  
**Cc:** Muir, Andrew  
**Subject:** EK/17/0262 Newton Road, Strathaven  
**Attachments:** Memo 001 Response Memo to Planning.doc; Design Criteria Guidance plus Appendices JULY 2012.pdf; Design Submission Check List JULY 2012.pdf

Andrew,

Please find attached a copy of my response to the above application along with a copy of the SLC Design Criteria Guidance and Design Submission Checklist.

You will see from the attached Memo I have asked for a Sustainable Drainage Design to be undertaken and confirm the following reasons for these requirements:-

### 1. Appendix 1

Given that the Application Site comprises 2 house plots together with associated access road and parking, it is necessary to provide a Sustainable Drainage System to serve a development of this size.

### 2. Appendix 5

To ensure the sustainable drainage system serving the application site operates effectively throughout its working life it is necessary for the drainage apparatus to be regularly maintained with the Council being informed of the contact details of the party or parties responsible for this maintenance.

I trust this is acceptable to you however should you require further information please contact me.

Regards,

**Scott MacDonald**  
**Engineering Officer**  
**Roads and Transportation Services**  
**Community and Enterprise Resources**  
**South Lanarkshire Council**  
**Montrose House**  
**154 Montrose Crescent**  
**Hamilton ML3 6LB**  
**Tel : 01698 455206**  
**Email: [scott.macdonald@southlanarkshire.gov.uk](mailto:scott.macdonald@southlanarkshire.gov.uk)**  
**Council Website: [www.southlanarkshire.co.uk](http://www.southlanarkshire.co.uk)**



**Community & Enterprise Resources  
Executive Director Michael McGlynn  
Fleet and Environmental Services**

To:	Planning & Building Standards Services	Our Ref.	CDM/357838
		Your Ref.	EK/17/0262
CC:		If Calling Ask for	Craig Myles
From:	Craig Myles	Phone	01698 454161
		Date.	17 August 2017

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Subject: Application Ref: **EK/17/0262**  
Address: **Newton Road  
Strathaven  
ML10 6PA**

Proposed Development: **Erection of two dwellinghouses with detached garages and formation of access road**

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

I have no objections to the proposal

I would request that if the application is approved, then the following advisory notes are attached to the decision notice for the applicant's information;

**ADV NOTE 03 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, Code of Practice for Noise and Vibration 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 when assessed at the site boundary.

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, Hamilton ML3 6LB



**Community & Enterprise Resources  
Executive Director Michael McGlynn  
Fleet and Environmental Services**

**ADV NOTE 4 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 & Enterprise Resources against the person responsible for any nuisance which may arise due to the operation of the proposed development.

Should you require any further information, please contact Craig Myles .

**Craig Myles  
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  
(East Kilbride)  
(f.a.o. Andrew Muir)

**Our ref:** TEM/39/49/EK.  
**Your ref:** EK/17/0262

**cc:** Area Manager – Roads  
(East Kilbride)

**If calling ask for:** Jim Logan  
**Phone:** 01698 453635

**From:** Jim Logan  
Flood Risk Management

**Date:** 21 August 2017

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**Subject: EK/17/0262 Erection of Two Dwellinghouses with Detached Garages and Formation of Access Road, Newton Road, Strathaven**

I refer to your Planning Application Consultation of 4 August 2017 and confirm I have no objection to the proposed development subject to the following conditions:-

### 1. Sustainable Drainage (Appendix 1)

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 required to serve the application site.

A copy of the self-certification contained within Appendix 1 (Refer to the Council's *SuDS Design Criteria Guidance Note*) duly signed by the relevant party is to be submitted.

### 2. Appendix 3 Flood Risk Assessment Compliance Certificate

In order to ensure the risk of flooding to the Application Site from any source is at an acceptable level as defined in the Scottish Planning Policy and there is no increase in the future flood risk to adjacent land as a result of the proposed development, a Flood Risk/Drainage Assessment is to be carried out in accordance with the latest industry guidance listed within Section 4.0 of the Council's *SuDS Design Criteria Guidance Note*.

Consideration should also be given to surface water management during the construction period to reduce any risk of flooding to and from the site.

A copy of the self-certification contained within Appendix 3 (Refer to the Council's *SuDS Design Criteria Guidance Note*) duly signed by the relevant parties is to be submitted.

Over/

Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB  
Email: [enterprise.hq@southlanarkshire.gov.uk](mailto:enterprise.hq@southlanarkshire.gov.uk)



### **3. Professional Indemnity Insurance**

The Applicant should be made aware at this juncture of the need Appendices 1 and 3 "Signed Off" by the relevant parties with these parties providing a copy of their Professional Indemnity Insurance for our records.

### **4. Appendix 5 Confirmation of Future Maintenance of Sustainable Drainage 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.

### **5. 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 and 3 of the Council's design criteria, these signatory parties will have taken cognizance of the above regulatory requirements.

### **6. 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.

I trust this is acceptable to you however should you wish to discuss this matter further, please contact Jim Logan (Tel. 01698 453635).

Encl.

**From:** Logan, James  
**Sent:** 21 August 2017 12:06  
**To:** Planning  
**Cc:** Molloy, David  
**Subject:** EK/17/0262 Erection of Two Dwellinghouses with Detached Garages and Formation of Access Road, Newton Road, Strathaven  
**Attachments:** Design Criteria Guidance plus Appendices JULY 2012.pdf; Design Submission Check List JULY 2012.pdf; Appendices only JULY 2012.pdf; Memo 001 (21-08-2017).doc

Colleagues,

Please find attached a copy of my response Memo dated 21 August 2017 to the above application for Planning Consent, together with a copy of the SLC Design Criteria Guidance and Design Submission Checklist. You will see from the attached Memo, that I have requested that a Sustainable Drainage system is provided to serve the application site together with a Flood Risk Assessment in accordance with the Council's current Design Criteria in support of this application.

To clarify matters and have detailed my reasons as follows;

**1. Appendix 1 Sustainable Drainage Design Compliance Certificate**

Given that the Application Site comprises 2 dwelling houses together with associated parking, I require that the applicant provides a Sustainable Drainage System in accordance with the Council's current design criteria to serve the application site.

This requirement is to ensure the proposed development complies with Scottish Planning Policy by mitigating the impact the discharge the proposed drainage system serving the proposed development has on either the receiving water course or the public sewer.

For a site of this size with only 2 houses, one level of treatment should suffice – further guidance can be found within CIRIA's 697 manual entitled The SUDs Manual and the SUDs treatment train.

**2. Appendices 3 Flood Risk Assessment Compliance Certificate**

These requirements are to ensure the risk of future flooding to, or as a result of the proposed development does not exceed that detailed in the Scottish Planning Policy document.

**3. Professional Indemnity Insurance**

This requirement is to ensure the signatories of Appendices 1 and 3 to have sufficient Professional Indemnity Insurance to reduce the risk of the Council incurring financial costs in carrying out remedial works as a result of any error on the part of the signatories of these Appendices.

**4. Appendix 5: Future Maintenance Responsibilities of SuDS Apparatus**

To ensure any sustainable drainage system provided to serve the application site operates effectively throughout its working life, it is necessary for the drainage apparatus to be regularly maintained, with the Council being informed of the contact details of the party or parties responsible for this maintenance

I trust this is acceptable to you however should you wish to discuss this matter further, please contact Jim Logan (Tel. 01698 453635).

Jim Logan  
Engineering Officer,  
Flood Risk Management,  
Community and Enterprise Resources,  
Roads and Transportation Services,  
Montrose House,  
154 Montrose Crescent,  
Hamilton.  
ML3 6 LB

(Tel. 01698 453635)

e-mail. [James.Logan@southlanarkshire.gsx.gov.uk](mailto:James.Logan@southlanarkshire.gsx.gov.uk)

Council website. [www.southlanarkshire.gov.uk](http://www.southlanarkshire.gov.uk)