

# Appendix 2(b)

## Consultation Responses

- ◆ Response dated 26 April 2009 by Roads and Transportation Services
- ◆ Response dated 27 April 2009 by Scottish Water



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

Planning Application No:- CI/10/0175      Dated : - 26/04/10

Received :-

Applicant :- Mrs Alison J McRae  
Proposed Development:- Erection of Dwellinghouse

Contact :- D Cochrane  
Ext:- 3172

Location:- Land at Silvermuir Road, Ravenstruther, M11 7SF

Type of Consent:- In Principle

No(s) of drg(s) submitted :- 1 no

27 MAY 2010

Proposals Acceptable?	Y or N
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**1. EXISTING ROADS**

(a) General Impact of Development	Y
(b) Type of Connection(s) (road junction /footway crossing)	N
(c) Location(s) of Connection(s)	N
(d) Sightlines (...2.5 x 90m...)	N
(e) Pedestrian Provision	N

**2. NEW ROADS**

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

**3. SERVICING & CAR PARKING**

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

**4. RECOMMENDATION**

(a) No Objections	-
(b) No Objections Subject to Conditions	Y
(c) Refuse	-
(d) Defer Decision	-
(e) Scottish Executive to advise	-

Item Ref	Comments
	This proposal is to be accessed directly from Silvermuir Road which is within a 30mph zone. As this application is in principle there is no specific information supplied
1(b)	Access to be by means of a 3.0m minimum wide dropped kerb verge crossing, kerb to be laid flush to delineate edge of public road, the first 4.0 metres to be surfaced from the edge of the public road (7.03)
1©	The access point to the site should be relocated approx. 30/40m to the RHS (East) to bring the visibility up to the standard required.
1(d)	The available dimensions are approximately 2.5 x 140m R.H.S. & 2.5 x 60m L.H.S. which is below the recommended standard of 2.5 x 90m. ( 7.24 )
1(e)	A 2.0m wide verge to be provided along the full site frontage. (N.S.C.)
3(a)	Driveways to be a minimum of 12.0 metres in length with the first 4.0 metres to be surfaced from the edge of the public road . This can be reduced to 6.0 metres where a (double) garage is provided. Only two properties are allowed to take access from any single private driveway. A maximum gradient of 10 % to driveways (7.43/7.44)
3(b)	3 Bedrooms or less – 2 Spaces 4 bedrooms or more – 3 Spaces A double garage counts as 1 space. Each space should be capable of being accessed from the public road without the need to remove any vehicle already parked.
3©	A turning area to be provided within the confines of the site, which does not conflict with parking, to allow vehicles to enter and leave in forward gear. (7.06)

**THE APPLICANT MUST BE ADVISED OF THE FOLLOWING: -**

(i) Construction Consent (S21)*	Not Required/Required
(ii) Road Bond (S17)*	Not Required/Required
(iii) Road Opening Permit (S56)*	Required
(iv) Dropped Kerb (S56)*	Not Required/Required

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

Signed: \_\_\_\_\_  
Roads Area Manager, Clydesdale

Date: 26<sup>th</sup> May 2010

**SOUTH LANARKSHIRE COUNCIL  
ROADS AND TRANSPORTATION SERVICES**

**OBSERVATIONS ON PLANNING APPLICATION  
CONTINUATION SHEET**

Planning Application No: CL/10/0175

Dated: 26/04/10

Contact: D cochrane

Item Ref	Comments
	<p>Notes: A drainage system capable of preventing any water from flowing onto public/access road or into the site from surrounding land to be provided &amp; maintained by the developer. (7.36) Any alteration to the Public Road will be subject to the necessary permissions (Section 56) from the Roads Authority. (N.S.C.) The Developer is responsible for any alterations required to statutory undertaker's apparatus. (N.S.C.)</p>

- 4 MAY 2010


**Scottish  
Water**

27th April 2010

South Lanarkshire Council  
Planning Dept, Brandon Gate, 1 Leechlee Road  
HAMILTON  
ML3 0XB

**SCOTTISH WATER**

Customer Connections  
419 Balmore Road  
Glasgow  
G22 6NU

**CUSTOMER HELPLINE**

T: 0141 355 5511

W: [www.scottishwater.co.uk](http://www.scottishwater.co.uk)**Dear Sir/Madam**

**PLANNING APPLICATION NUMBER** : CL/10/0175  
**DEVELOPMENT AT** : Land at Silvermuir Road, Ravenstruther, ML11 7SF  
**PROPOSAL** : Erection of dwellinghouse (Planning permission in principle)

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.

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.

There are no public sewers in the vicinity of the proposed development.

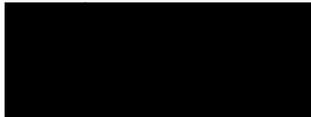
Daer Water Treatment Works currently has capacity to service this proposed development.

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary. 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.

There may be contaminated land issues relevant to the development of this site. The developer must ensure that satisfactory precautionary measures are taken to protect public water and sewer pipes from any possible contamination. The developer may have to submit a full soil investigation report to Scottish Water. Customer Connections will be able to provide advice on this subject on request.

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.

Yours faithfully



**Joanne Cavanagh**  
**Customer Connections**