

Appendix 2(b)

Consultation Responses

- ◆ Response dated 4 November 2009 by Roads and Transportation Services
- ◆ Response dated 11 November 2009 by Scottish Water
- ◆ Response dated 24 November 2009 by Environmental Services

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

Planning Application No:- CL/09/0483 Dated :- 04/11/2009

Received :- 05/11/2009

Applicant :- Mr & Mrs Fraser Dunlop
Proposed Development: - Formation of 1 no house plot (In principle)

Contact :- R Lawson
Ext:- 3313

Location:- Westsidewood Farm, Carnwath ML11 8LJ

Type of Consent:- Outline No(s) of drg(s) submitted :-

Proposals Acceptable?	Y or N
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 (.....)	N
(e) Pedestrian Provision	-

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	Y
(b) Car Parking Provision (.....)	N
(c) Layout of Parking Bays/Garages	-

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
	Access to the site will be from the C37 which at this point is a quiet, rural, unlit, 5.9m wide, derestricted road.
1(b)	Access requires to be by a 4.5m wide dropped kerb verge crossing and to be hard surfaced for the first 4.0 metres behind the edge of the public road. (Condition 07.03)
1(c)	To improve visibility, in both directions, access should be taken from the existing farm gate which is located, adjacent to the BT pole, approximately 20m to the Northeast of the proposed access. (Non standard condition)
1(d)	If the access point is relocated to the above location the available dimensions are approximately 2.5 x 135m L.H.S. & 2.5 x 140m R.H.S. which is below the recommended standard of 2.5 x 215m. Due to the existing geometry, traffic speeds & modest increase in traffic flows these visibility splays are acceptable. Nothing higher than 1.05m within the splays. To achieve the required splay to the Northeast will require the removal of several trees and the repositioning of the existing dry stone wall. This area should form a 2m wide verge along this section. (Condition 7.24)
3(b)	Parking for plot to be provided, as per Guidelines for Development Roads. 2 or 3 Bedrooms, 2 No spaces. 4 or more bedrooms, 3 No spaces. Single garage does not count as a space. Double garage counts as one space. (Condition 07.22)
	Note - A drainage system capable of preventing any water from flowing onto the public road or into the site from the public road or surrounding land to be provided and maintained at the applicant's expense (Standard Condition 07.31)

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: _____

Date: _____

Roads Area Manager, Clydesdale

143

17 NOV 2009



11th November 2009

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

Dear Sir/Madam

PLANNING APPLICATION NUMBER : cl/09/0483
DEVELOPMENT AT : Westsidewood farm
Carnwath
PROPOSAL : Formation of one no house plot (in priciple)

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.

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

This proposal requires the provision of an Oil Interceptor prior to discharge to the public sewer system. The applicant should also consult with SEPA on this matter. No substance may be discharged to the public sewerage system that is likely to interfere with the free flow of its content, have detriment to treatment / disposal of their contents, or be prejudicial to health.

Although there is an existing sewer in the vicinity, there is no treatment process. The applicant is advised to contact SEPA for advice on a suitable treatment system for the 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.

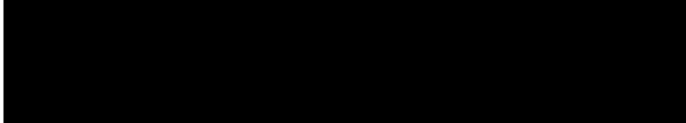
There may be contaminated land issues relevant to the development of this site. The developer must ensure that satisfactory precautionary measures are taken to protect public water and sewer pipes from any possible contamination. The developer may have to submit a full soil investigation

report to Scottish Water. Customer Connections will be able to provide advice on this subject on request.

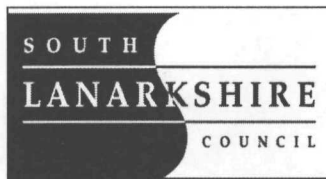
Should the developer require information regarding the location of Scottish Water infrastructure they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB. Tel – 0845 601 8855.

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



Joanne Cavanagh
Customer Connections



Community Resources
Executive Director Norrie Anderson
Environmental and Strategic Services

Memo

To: Planning and Building Standards Services
South Vennel, Lanark

Our ref: AXH/LM/206697/3694

Your ref:

cc:

If calling ask for: Archie Hutton

Phone: [REDACTED]

From: Archie Hutton
Environmental Health Officer

Date: 24 November 2009

Subject: **Planning Application No:** CL/09/0483
Address: Westsidewood Farm, Carnwath, ML11 8LJ
Proposed Development: Formation of No, house plot (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 05.24** Refuse storage design and uplift – residential
2. **COND 11.07:** Contaminated Land – Investigation – Assessment
3. **ADV NOTE ES4:** Noise: Construction and Demolition (BS 5228)
4. **ADV NOTE ES6:** Noise - Formal action may be taken if nuisance occurs
5. **ADV NOTE ES10:** Details of application to be sent to SEPA
6. **Note to planner:** Private Water Supplies – Water (Scot) Act 1980

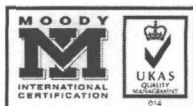
Commercial: No Comments

Should you require any further information, please contact Archie Hutton on 01355 805929.

[REDACTED]

Archie Hutton
Environmental Health Officer

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



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