

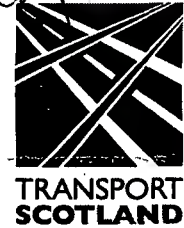
Appendix 2(b)

Consultation Responses

- ◆ Response dated 25 August 2010 by Transport Scotland
- ◆ Response dated 31 August 2010 by Environmental Health Services
- ◆ Response dated 1 September 2010 by SEPA
- ◆ Response dated 3 September 2010 by Scottish Water
- ◆ Response dated 9 September 2010 by Roads and Transportation Services – Flood Services
- ◆ Response dated 23 September 2010 by Roads and Transportation Services

EK/10/0295 - 1M
Consultation

Transport Scotland
Trunk Road Network Management,
Concessionary Travel and Integrated Ticketing



ENTERPRISE RESOURCES
EAST KILBRIDE AREA OFFICE

TR/NPA/2

Form of Notification on Development Affecting
Trunk Roads and Special Roads

27 AUG 2010

The Town and Country Planning (Scotland) Act 1997

ALLOTTED TO ACTION **The Town and Country Planning (General Development Procedure)**
(Scotland) Order 2008 S.I. 2008 No 432 (S.25)

To South Lanarkshire Council
Enterprise Resources
Planning & Building Standards
Civic Centre
Andrew Street
East Kilbride
G74 1AB

Council Reference:-

EK/10/0295

TRNM Reference:-

SW/126/2010

Application made by Thorntonhall Car Centre per DTA Chartered Architects, 9 Montgomery Street, The Village, East Kilbride, G74 4JS and validated by or on behalf of the Council on 17 August 2010 for permission for partial change of use to car wash (retrospective) located at 200 East Kilbride Road, East Kilbride affecting the A726 Trunk Road.

Type of application:-
Planning permission
Planning Permission in Principle
Approval of Matters Specified by Conditions
Notice of Intended Development

Type of development:-
Building or Engineering Operation
Mining or Quarrying Operation
Other Operation
Material Change in use of land or building

Transport Scotland TRNM, CTIT Advice

- The Director does not propose to advise against the granting of permission
- The Director advises that planning permission be refused (see overleaf for reasons).
- The Director advises that the conditions shown overleaf be attached to any permission the Council may give (see overleaf for reasons).
- In issuing planning permission the applicant should be informed that the consent does not carry with it the right to carry out works within the trunk road boundary and that he must consult with Transport Scotland, Trunk Road Network Management, Concessionary Travel and Integrated Ticketing through its Management Organisation (see below) on the terms and conditions, under Roads legislation, that require to be agreed to enable works within the trunk road boundary to be approved (see overleaf for trunk road details).

Management Organisation:-

Address:-

Amey Highways

Bargeddie Office
Langmuir Way
Bargeddie
G69 7TU

NB - Planning etc. (Scotland) Act 2006

Planning Authorities are requested to provide Transport Scotland TRNM, CTIT with a copy of the decision notice, and notify Transport Scotland TRNM, CTIT if the recommended advice is not accepted.

CONDITIONS to be attached to any permission the Council may give:-

(Refer to Item 3, overleaf)

REASON for the advice at 2, or 3:-

(Numbered as above)


(continue on separate sheet if required)


DETAILS of works necessary within the trunk road boundary:-

(Refer to Item 4, overleaf)

(continue on separate sheet if required)

Date:- 25 August 2010


Fred Abercrombie
(on behalf of the Director)

Transport Scotland,
Trunk Road Network Management, Concessionary Travel and Integrated Ticketing (TRNM, CTIT) Directorate
Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF. 

EK/10/0295 - IM
consultation



ENTERPRISE RESOURCES
EAST KILBRIDE AREA OFFICE
RECEIVED

- 2 SEP 2010

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

ALLOCATED TO	
ACTION	

Memo

To: Planning and Building Standards Services
Civic Centre, East Kilbride

cc:

From: Kenny Joyes
Environmental Services

Our ref: KGJ/VXH/221242/2298
Your ref: EK/10/0295

If calling ask for: Kenny Joyes
Phone: [REDACTED]
Date: 31 August 2010

Subject: **Planning Application No:** EK/10/0295
Address: 200 East Kilbride Road, East Kilbride, Glasgow, G76 8RS
Proposed Development: Retrospective application for partial change of use to car wash

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:

- COND 09.09:** Noise: emitted from premises during day and night compared to Background.
- ADV NOTE ES6:** Noise - Formal action may be taken if nuisance occurs.
- ADV NOTE ES10:** Details of application to be sent to SEPA

Commercial: No Comments

I would also request that if the application is approved, then the following advisory notes should be attached to the decision notice for the applicant's information:

- ADV NOTE ES1:** Health & Safety at Work: Commercial Premises

Should you require any further information, please contact Kenny Joyes, [REDACTED]

Kenny Joyes
Environmental Health Officer

Council Offices, Atholl House, East Kilbride G74 1LU Phone: 08457 406080 Fax: 01355 806974
Minicom: 01698 454039 [REDACTED]



Our ref: PCS/109393
Your ref: EK/10/0295

Planning and Building Standard Services
East Kilbride Office
South Lanarkshire Council
Civic Centre
Andrew Street
East Kilbride
G74 1AB

If telephoning ask for:
Brian Fotheringham

01 September 2010

By email only to: Enterprise.ek@southlanarkshire.gov.uk

Dear Sir

Town and Country Planning (Scotland) Acts
Planning application: EK/10/0295
Restropective application for partial change of use to car wash
200 East Kilbride Road East Kilbride Glasgow G76 8RS

Thank you for your consultation letter of 17 August 2010 which SEPA received on 19 August 2010.

We have **no objection** to this planning application. Please note the advice provided below.

Advice for the planning authority

1. Foul Drainage Arrangements.

- 1.1 The applicant has submitted a drainage strategy which proposes the collection and storage of all contaminated drainage arising at the site. The contaminated drainage is to be retained in a collector tank(s) and subsequently removed by tanker for offsite disposal by an approved waste management contractor.
- 1.2 We would confirm that where no discharge occurs from the car washing activity, no authorisation is required from us. However, the management of the operation of the pump and the water collection container is imperative in ensuring that no unauthorised discharges occur.
- 1.3 The pump sump and collector tanks are only capable of retaining a finite volume of contaminated drainage and it is crucial that the applicant understands their responsibilities in maintaining the effective operation of the car wash. They must also recognise the risk in terms of enforcement action from us and other statutory bodies if further discharges occur outwith the site.
- 1.4 We would confirm that we would not authorise a discharge of effluent to the water environment from this type of facility, under The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (as amended) (CAR), due to the highly polluting nature of the waste arisings.



Chairman
David Sigsworth

Chief Executive
Dr Campbell Gemmell

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

- 1.5 As no public sewer exists in the vicinity of the site the options for disposing of the wastewaters produced at the site are limited which further increases the requirement for the applicant to ensure good housekeeping arrangements at the site are maintained at all times.

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, which may take into account factors not considered at the planning stage.

Detailed advice for the applicant

2. Foul Drainage Arrangements

- 2.1 The car wash has been operating on the Thorntonhall Car Sales site for a considerable period of time prior to the submission of this retrospective planning application by "Splash Autocare". We note that the plans included with the planning application show that the drainage arrangements proposed for the site will involve a designated washing area, a collector drain and a series of sumps and collector tanks. The waste water is to be removed for offsite disposal.
- 2.2 We would confirm that provided there is no discharge proposed from the site no authorisation is required from us for the activities proposed at the site. Discharges to the water environment (directly or indirectly) are controlled by The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (as amended) (CAR)
- 2.3 We would however highlight that we have been involved with unauthorised discharges from the activity on several occasions in 2010. In January/February 2010 the discharges from the car wash were found to be entering into an unnamed tributary of the Kitch Water, via the existing road drainage system.
- 2.4 A final warning letter was sent by us to the site operator which resulted in a number of changes being made to the drainage arrangements at the site. This included the installation of a collector drain across the rear of the site as is detailed in the attached plans. A sump was also installed to collect wash water and pump into above ground storage tanks.
- 2.5 Despite these alterations to the drainage system further complaints have been received and investigated over the summer period that wastewater from the car wash facility was entering the adjacent land. It was found on all these occasions that the car wash employees were failing to ensure that the contaminated drainage was being contained within the site.
- 2.6 This resulted in the issue of an enforcement notice under the CAR Regulations to cease the discharge of trade effluent to ground/groundwater (effluent contained hydrocarbons, detergents and mineral oils). Further complaints have been received and on 23 August during a site visit it was noted that a larger tank has been installed which may help to prevent spillages from the site.
- 2.7 With regard to all of the above issues, it is imperative the site and the site operators are fully aware of their roles and responsibilities to ensure that the site can function as designed and does not represent a risk to the water environment, as this will result in further enforcement action being taken by us and other statutory bodies.

Regulatory advice

3. Regulatory requirements

- 3.1 Details of regulatory requirements and good practice advice for the applicant can be found on our website at www.sepa.org.uk/planning.aspx. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office at:

East Kilbride Ops Team
5 Redwood Crescent
Peel Park
East Kilbride
G74 5PP (01355-574200)

If you have any queries relating to this letter, please contact me by telephone [REDACTED] or e-mail at planning.ek@sepa.org.uk

Yours faithfully

Brian Fotheringham
Senior Planning Officer
Planning Service

[REDACTED]

03/09/2010

South Lanarkshire Council
Planning & Building Standards Andrew Street
East Kilbride
G74 1AB

SCOTTISH WATER

Customer Connections
419 Balmore Road
Glasgow
G22 6NU

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

Dear Planning Officer

PLANNING APPLICATION NUMBER: EK/10/0295
DEVELOPMENT: 200 East Kilbride Road
OUR REFERENCE: 390812
PROPOSAL: Car wash

Please quote our reference in all future correspondence

A0: Scottish Water has no objection to this planning application. Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk.

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.

B0: There are no public sewers in the vicinity of the proposed development.

B2: Daer Water Treatment Works currently has capacity to service this proposed development.

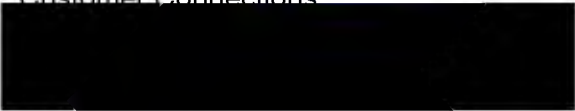
W0: Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements installed, subject to compliance with the current 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.

X3: 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.

Z0: 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



From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: PLANNING APPLICATION EK/10/0295 CAR WASH APPLICATION - THORNTONHALL
Date: 09 September 2010 12:29:52
Attachments: [EK.10.0295.doc](#)

PLANNING APPLICATION EK/10/0295

Please find enclosed my comments in response to the above planning application.

Summary:

- No objection to proposal.
- Due to the comments provided by SEPA, I have included a comment on discharging water etc onto public roads and SLC duty under the Roads (Scotland) Act 1984 as Roads Authority.

If you require any further information, please let me know.

Thanks & Regards,

David Molloy
Engineering Officer - Flood Prevention
Roads & Transportation Services
Enterprise Resources
South Lanarkshire Council
Montrose House
154 Montrose Crescent
Hamilton
ML3 6LB

[REDACTED]



Enterprise Resources
Executive Director **Colin McDowall**
Roads and Transportation Services – Transportation Engineering

Memo

To: Area Manager
Planning and Building Standards
Hamilton
FAO – Iain Morton

Our ref: 39/49/EK
Your ref: EK/10/0295

cc: Area Manager Roads
East Kilbride

If calling ask for: [REDACTED]
Phone: [REDACTED]

From: [REDACTED]
Flood Prevention / Systems Officer

Date: 09 September 2010

Subject: EK/10/0295 – Retrospective application for partial change of use to car wash. 200 East Kilbride road, East Kilbride, Glasgow, G76 8RS

I refer to your Planning Application Consultation dated 17th August 2010. I can confirm I have no objection to the proposed application in respect to flood risk. However, the following comments should be brought to the attention of the applicant.

The comments provided by SEPA indicate there have been issues with wastewater/trade effluent discharging onto the adjoining road, and ultimately entering the Kittoch Water through the road drainage system. The proposed measures appear to improve the previous drainage arrangements, however it should be noted that as Roads Authority South Lanarkshire Council, under Section 99 of the Roads (Scotland) Act 1984, have the powers to prosecute parties found to be discharging water etc. onto a public road.

Therefore the drainage system proposed by the applicant must be designed and maintained to an acceptable standard to prevent any reoccurrence of water etc. flowing from the site.

I trust this is acceptable to you but should you wish to discuss this matter further, please contact

[REDACTED]

[REDACTED]

Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Email: enterprise.hq@southlanarkshire.gov.uk



**Healthy
Working
Lives**

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

Planning Application No: EK/10/0295	Dated: 23 September 2010	Received: 24 September 2010
Applicant: Thorntonhall Car Centre		Contact: Laura Webster
Proposed : Partial Change of Use to Car Wash (retrospective)		Ext: [REDACTED]
Location: 200 East Kilbride Road, East Kilbride		Planner: Iain Morton
Type of Consent: Full	No of drg(s) submitted:	

Proposals Acceptable?	Y or N	Item ref	Comments
I. EXISTING ROADS		3	<p>The 3 lanes indicated on the drawing suggest 3 cars can be washed at one time (However, no lanes are marked on site). 5 queuing spaces are required for each washing facility. Therefore, 15 waiting spaces are required, plus 1 parking space per 2 No staff. This cannot be accommodated within the site.</p> <p>Also, the waiting area indicated for the car wash is the access road for the car sales area. This is unacceptable.</p> <p>The area of the car sales (both internally and externally) is not clear. However, I have calculated it to be approximately 600m2. This results in the car sales area requiring 12 car parking spaces, plus 1 space per 2 staff. No parking for the car sales has been indicated.</p> <p>During busy times we have witnessed vehicles queuing back onto East Kilbride Road which is a high speed road. This is unacceptable.</p>
(a) General Impact of Development			
(b) Type of Connection(s) (road junction/footway crossing)			
(c) Location(s) of Connection(s)			
(d) Sightlines ()			
(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		4c	<p>Due to the above I recommend refusal of this application.</p>
(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			
(c) Refuse	Y		
(d) Defer Decision			
(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)*	Not Required
(iv) Dropped Kerb (S56)*	Not Required

* Relevant Section of the Roads (Scotland) Act 1984

Signed: _____
Area Manager

Date: _____

**SOUTH LANARKSHIRE COUNCIL
ROADS AND TRANSPORTATION SERVICES**

**OBSERVATIONS ON PLANNING APPLICATION
CONTINUATION SHEET**

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

Dated:

Contact:

Item Ref	Comments