

# Appendix 2(b)

## Consultation Responses

- ◆ Response dated 11 July 2017 by Roads and Transportation Services
- ◆ Response dated 11 August 2017 by Fleet and Environmental Services



**SOUTH LANARKSHIRE COUNCIL  
ROADS AND TRANSPORTATION SERVICES**

**OBSERVATIONS ON PLANNING APPLICATION**

Planning Application No: HM/16/0299      Dated: 11 July 2016  
 Applicant: Ms Claire Taylor  
 Proposed Development: Erection of dwellinghouse  
 Location: Greenlea Caravan Storage Muttonhole Road Hamilton ML3 8RU  
 Type of Consent: Planning in Principle      No(s) of drg(s) submitted: 6No.

Received: 14/07/16  
 Contact: A. Forrest  
 Ext: 3861  
 Case officer –  
 James Watters

Proposals Acceptable?	Y or N
<b>1. EXISTING ROADS</b>	
(a) General Impact of Development	Y
(b) Type of Connection(s) (road junction/ <del>footway crossing</del> )	Y
(c) Location(s) of Connection(s)	Y
(d) Sightlines (.....)	Y
(e) Pedestrian Provision	N

<b>2. NEW ROADS</b>	
(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

<b>3. SERVICING &amp; CAR PARKING</b>	
(a) Servicing Arrangements/Driveways	Y
(b) Car Parking Provision (.....)	Y
(c) Layout of Parking Bays/Garages	Y

<b>4. RECOMMENDATION</b>	
(a) No Objections	-
(b) No Objections Subject to Conditions	Y
(c) Refuse	-
(d) Defer Decision	-
(e) SOID to advise	-

Item ref	Comments
1(a)	The applicant proposes to erect a detached dwelling house on vacant ground within the boundaries of Greenlea Caravan Storage facility. Access will be off Muttonhole Road which is an unlit public rural road with grass verges.
1(b)	Access to the development will be from the existing access off Muttonhole Road and will remain unaltered.
3(a)	The proposed development will result in 5No. dwellinghouses being served from this existing private access which is permitted under the National Roads Development Guide and the maximum permitted by South Lanarkshire Council.  A dropped kerb should be installed across the length of the private driveway to delineate the private access from the driveway.  The driveway should be a minimum of 6.0m in length. From the drawings provided, this requirement can be easily achieved.
3(b)	In the absence of more detailed information, parking should be provided at the following rate:  1 bedroom                    – 1 parking space required 2 to 3 bedrooms        – 2 parking spaces required 4 or more bedrooms – 3 parking spaces required  Under the National Roads Development Guide, a single garage can be counted towards a parking space allocation providing the minimum internal dimensions are equal to or greater than 7.0m x 3.0m.  From the drawings provided, this requirement can be easily achieved.  Continued .....

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: \_\_\_\_\_  
 Roads Area Manager

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

**SOUTH LANARKSHIRE COUNCIL  
ROADS AND TRANSPORTATION SERVICES**

**OBSERVATIONS ON PLANNING APPLICATION  
CONTINUATION SHEET**

Planning Application No:HM/16/0299

Dated: 11/07/16

Contact: A. Forrest

Item Ref	Comments
4(b)	<p><b>NOTE:</b> If the applicant proposes to erect gates over the width of the driveway, these should be hung to open inwards only</p> <p><b>Conditions</b> 07.03 – Dropped Kerb</p> <p><b>Non Standard condition</b> Gates to open inwards</p> <p>Subject to the above condition I would offer no objections to this application</p>

Signed: \_\_\_\_\_  
Roads Area Manager

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



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

## Memo

**To:** Planning and Building Standards Services  
Montrose House, 154 Montrose Crescent, Hamilton

**Our ref:** GM/335616  
**Your ref:** HM/16/0299

**cc:**

**From:** Graeme Mort  
Technical Officer

**If calling ask for:** Graeme Mort  
**Phone:** (01698) 454836  
**Date:** 11 August 2016

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**Subject:** **Planning Application No:** HM/16/0299  
**Address:** Greenlea Caravan Storage, Muttonhole Road, Hamilton  
**Proposed Development:** Erection of dwellinghouse (Planning 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 **Noise 14 Noise Piling - Piling Method Statement [Condition]**

No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1992 'Evaluation of human exposure to vibration in buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.

[Reason for requesting Piling Method Statement -to minimise noise, vibration and disturbance to neighbouring residents/occupants during construction.]

#### 2 **ADV NOTE 03 Construction and Demolition (BS 5228)**

Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB Phone: 0303 123 1015  
Minicom: 01698 454039 Email: Graeme.Mort@southlanarkshire.gcsx.gov.uk



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

**3 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.

**4 ADV NOTE 8 Details of application to be sent to Scottish Water**

Details of this application should be sent to Scottish Water for their consideration and comments, as they are the legal body responsible for some of the matters raised. Scottish Water Tel : 0800 7310840.

**5 ADV NOTE 10 Contamination – caution**

Although the proposed development area is not on the Council's prioritised list of potentially contaminated land sites, it is recommended that an Action Plan is prepared in advance of works commencing, to guide staff in the event that any contamination is encountered during construction. Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified.

**6 ADV NOTE 7 Demolition and Pest Control**

The applicant is advised that adequate pest control measures should be employed to ensure that any demolition and/or associated ground works occurring as part of this development do not give rise to increased pest activity in neighbouring premises. Further details of this may be obtained from South Lanarkshire Council, Environmental Services, Montrose House, Hamilton, ML3 6LB Tel – 0303 123 1015.

**Commercial:** No Comments

Should you require any further information, please contact Graeme Mort on (01698) 454836.

**Graeme Mort**  
**Technical Officer**