

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

Planning Application No: P/19/0700	Dated: 07 June 2019	Received: 13 June 2019
Applicant: Mr Eddy Lauder - C/O BDS		Contact: J. Ferguson
Proposed : Erection of detached 1.5 storey dwellinghouse and detached double garage		Ext: 01698 - 455266
Location: Ardochrig Farm, Ardochrig Highway, East Kilbride, Glasgow South Lanarkshire, G75 0QN		Planner: Morag Neill
Type of Consent:	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 detached 1.5 storey dwellinghouse and detached double garage.
(b) Type of Connection(s) ( <del>road junction</del> /footway crossing)	N	1(b)	A new access requires to be constructed over the service strip. This should be constructed to this Services specifications. A Road Opening Permit is required prior to works within the service strip being undertaken.
(c) Location(s) of Connection(s)	Y		
(d) Sightlines (2.5m x 90m)	Y		
(e) Pedestrian Provision	N		
<b>2. NEW ROADS</b>			
(a) Width(s) ( )			The access over the first 10 meters should be able to accommodate 2 cars. Therefore the first 10 metres should be made wide enough for 2 cars to prevent queuing on the public road.
(b) Layout (horizontal/vertical alignment)			
(c) Junction Details (locations/radii/sightlines)			The first 10 metres of the access, 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.
(d) Turning Facilities ( <del>circles</del> /hammerheads)		1(d)	A speed survey has been undertaken and a relaxation on the required visibility splay of 2.5m x 90m has been agreed. Within these splays nothing over 900mm in height, ie. trees, shrubs walls etc. is permitted. These should be shown on plan.
(e) Pedestrian Provision			
(f) Provision for PU Services			
<b>3. SERVICING &amp; CAR PARKING</b>			
(a) <del>Servicing Arrangements</del> /Driveways	Y		To achieve this visibility the applicant has indicated that the access is to be relocated. A revised plan showing the new location along with the reduced visibility splay should be submitted for approval.
(b) Car Parking Provision ( <del>3</del> No spaces)	Y		
(C) <del>Layout of Parking Bays</del> /Garages	Y		
<b>4. RECOMMENDATION</b>			
(a) No Objections		1(e)	Ardochrig Road is rural in nature and has no footways at this location.
(b) No Objections Subject to Conditions		4(d)	In principle I would offer no objections, however, until revised drawings are submitted I would recommend that the application is deferred.
(c) Refuse			<b><u>CONDITIONS</u></b>
(d) Defer Decision	Y		<b>07.02 - Access should be 5.5 metre wide for a minimum 10m</b>
(e) SOID to advise			<b>07.07 Surfacing and Driveway</b>
			<b>07.31 Surface Water Trapping</b>

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)*	Required

\* Relevant Section of the Roads (Scotland) Act 1984

Signed: \_\_\_\_\_

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

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CONTINUATION SHEET**

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

Dated:

Contact:

Item Ref	Comments
	<p><b>Non Standard Conditions</b></p> <ul style="list-style-type: none"><li>- A suitable system of site drainage is required to prevent surface water flowing onto the public road.</li><li>- Appropriate cleaning systems should be put in place within the site to ensure mud and debris is not deposited on the public road.</li></ul> <p>During construction wheel wash facilities/ road cleaning regime must be provided.</p> <p>All vehicles should be able to access and exit the site in forward gears, therefore a turning area must be provided, in addition sufficient parking should be provided within the site boundary to accommodate all site staff / operatives parking requirements.</p> <p>A plan showing the turning area and location and number of spaces for site staff / operatives should be submitted for approval.</p>