

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

Planning Application No: P/18/1478	Dated: 27 November 2018	Received: 2018
Applicant: Robert McDonald		Contact: J. Ferguson
Proposed : Change of use and alteration to agricultural shed to form dwellinghouse and erection of detached domestic garage		Ext: 01698 - 455266
Location: Site Adjacent To Quarry Cottage, A726 From East Kilbride To Chapelton, Chapelton, Strathaven, ML10 6SJ		Planner: Iain Morton
Type of Consent: Full	No of drg(s) submitted: Portal	

Proposals Acceptable?	Y or N	Item ref	Comments
1. EXISTING ROADS			
(a) General Impact of Development	Y	1(a)	This application is for the change of use and alteration to agricultural shed to form dwellinghouse and erection of detached domestic garage.
(b) Type of Connection(s) (road junction/footway crossing)	Y		Previous application have been submitted for properties that are to be accessed from this private access. It should be noted that a private access can only serve up to a maximum of 5 dwellings.
(c) Location(s) of Connection(s)	Y		
(d) Sightlines (Existing)	N		
(e) Pedestrian Provision	N		
2. NEW ROADS			
(a) Width(s) ()		1(b)	The dwelling will be accessed off of an existing private access from the A726, Strathaven Road, which is on a bend.
(b) Layout (horizontal/vertical alignment)		1(d)	The applicant should provide a plan detailing the achievable visibility splays at the access. Within these splays nothing over 900mm in height, ie. trees, shrubs walls etc is permitted.
(c) Junction Details (locations/radii/sightlines)		1(e)	This section of Strathaven Road is rural in nature and has no footways.
(d) Turning Facilities (circles /hammerheads)		3 (a,b,c)	This property will have 4No bedrooms therefore 3No off street parking spaces are required. A plan showing the off street parking provision as dimensioned within the National Roads Development Guide should be provided. This parking requirement should be achievable.
(e) Pedestrian Provision			The first 10 metres should be of hardstanding to prevent loose material being carried on to the public road. The access must also be trapped and drained to prevent water running onto the public road.
(f) Provision for PU Services			The private access is not wide enough for 2 cars, if the applicant has control over the land, then the first 10 metres should be made wide enough for 2 cars to prevent queuing on the public road.
3. SERVICING & CAR PARKING			
(a) Servicing Arrangements/ Driveways	N		
(b) Car Parking Provision (3 spaces)	N		
(C) Layout of Parking Bays/ Garages	N		
4. RECOMMENDATION			
(a) No Objections			
(b) No Objections Subject to Conditions			
(c) Refuse			
(d) Defer Decision	Y		
(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: _____
Engineering Manager

Date: _____

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CONTINUATION SHEET**

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

Dated:

Contact:

Item Ref	Comments
4(d)	<p>The applicant must also confirm that the Cleansing Department has agreed to uplift bins at the bin collection area.</p> <p>I would recommend that this application is deferred until the applicant submits a revised drawing incorporating the points raised above.</p> <p><u>CONDITIONS</u></p> <p>07.07 Surfacing and Driveway 07.22 Parking – Individual Plot 07.24 Sight Lines - Vehicular 07.31 Surface Water Trapping</p> <p><u>NON STANDARD CONDITIONS</u></p> <ul style="list-style-type: none">- A suitable system of site drainage is required to prevent surface water flowing onto the public road.- Appropriate cleaning systems should be put in place within the site to ensure mud and debris is not deposited on the public road. <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>