

**SOUTH LANARKSHIRE COUNCIL  
ROADS AND TRANSPORTATION SERVICES**

**OBSERVATIONS ON PLANNING APPLICATION**

Planning Application No: P/19/0873

Dated: 21 June 2019

Received: 04/07/19

Applicant: Mr T Swanson

Contact: Chris Hall

Proposed Development: Erection of a two storey detached dwelling house and formation of a new vehicular access

Ext: 4295

Location: Tigh Na Bruich, Braehead Road, Thorntonhall, G74 5AQ

Case officer: Morag

Type of Consent: Full

No(s) of drg(s) submitted: As per portal

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Proposals Acceptable?	Y or N
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**1. EXISTING ROADS**

(a) General Impact of Development	Y
(b) Type of Connection(s) (road junction/footway crossing)	Y
(c) Location(s) of Connection(s)	Y
(d) Sightlines (.....)	N
(e) Pedestrian Provision	N

**2. NEW ROADS**

(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

**3. SERVICING & CAR PARKING**

(a) Servicing Arrangements/Driveways	N
(b) Car Parking Provision (.....)	N
(C) Layout of Parking Bays/Garages	N

**4. RECOMMENDATION**

(a) No Objections	N
(b) No Objections Subject to Conditions	N
(c) Refuse	N
(d) Defer Decision	Y
(e) SOID to advise	N

Item ref	Comments
1a, 1b & 1c	This application is for the further sub-division of the grounds of Tigh Na Bruich, this dwelling was previously subdivided to form a housing plot in 2015, see ref: EK/15/0203. A new access was formed for the existing dwelling under ref: EK/16/0273. Braehead Road has a 30mph speed limit and is lit.
1d	No information has been provided on the visibility splays. The plans need to show splays of 2.5m x 43m are achievable in each direction, the splay to west only needs to reach the corner. Within these splays nothing over 900mm in height i.e. trees, shrubs & walls is permitted, these look to be achievable, once the new footway is constructed.
1e	A new 2m wide footway should be provided from the footway constructed under ref: EK/16/0273 to the east end of the site frontage. Approx. 12m east of the lighting column, this column will likely have to be relocated to the rear of the new footway, but this should be discussed with SLC Street Lighting first. The construction of this new footway would require a Road Opening Permit, Section 56 of the Roads (Scotland) Act 1984 from the Roads Authority.
3a	The existing access, to be used by the new dwelling, is currently loose stone chippings, this should be sealed for the first 2m from the rear of the new 2m wide footway.
3a & 3b	No design information have been provided for the existing access, from the drawings it appears to be widened. The applicant should provide new drawings fully dimensioned, showing the parking spaces, walls and gates (width & relative to road).
3b	For a dwelling with this number of bedrooms, 3 parking spaces of 3m x 6m each need to be shown on the plans. The Design Statement refers to 4 parking spaces, while the application states 3 spaces.
	P.T.O.

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: \_\_\_\_\_  
Engineering Manager

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

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**OBSERVATIONS ON PLANNING APPLICATION  
CONTINUATION SHEET**

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Item Ref	Comments
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.
Note	Developer is responsible for any alterations required to statutory undertaker's apparatus. (Standard condition 07.34)
Note	Any detritus material carried from the site on to the public road network to be cleared by the applicant on a daily basis.
Note	<p>Failure to comply with these conditions could result in the applicant being served notice under <b>Section 99</b> of the <b>Road (Scotland) Act 1984</b> and contact being made with Police Scotland, who have enforcement powers under the <b>Road Traffic Act</b>.</p> <p><b>This service would recommend a deferral of this application, to allow time to address the points detailed in items; 1d / 1e / 3a / 3a &amp; 3b / 3b.</b></p>

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

Engineering Manager

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