

Site Licence Part 1

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960



North Lanarkshire Council as Licensing Authority under the Caravan Sites and Control of Development Act 1960 (The Act) hereby grant to:

Name of licence holder

Craigendmuir Limited

a Licence authorising the use of the land at:

Address of caravan site

Red Deer Village, 1 Village Drive, Stepps, Glasgow G33 6FQ

for the purpose of a caravan site as defined in section 1(4) of the Act subject to compliance with the attached conditions forming Part 2 of this Licence.

Licence Valid From

18 April 2019

Licence Expires On

17 April 2024

Type of site:

Residential Site:

Holiday Static:

Touring Site:

Maximum Permitted Number of Caravans/Units

**A maximum of 186 units in total, as a combination of:
Residential Site Area - 186 residential units maximum
Holiday Static Site Area - 21 holiday units maximum
Touring Site Area - 30 pitches maximum**

Name of Licence Holder

Craigendmuir Limited

Address of Licence Holder

Red Deer Village, 1 Village Drive, Stepps, Glasgow G33 6FQ

Signed

A handwritten signature in blue ink, appearing to read "Andrew McPherson".

Date

18 April 2019

Andrew McPherson

Head of Regulatory Services and Waste Solutions

VISIT HERE

TOURING SITE LICENCE CONDITIONS

1. Throughout this part of the licence, “unit” means a caravan, a motor caravan or a tent, including any associated porches, awnings or similar structures.

Site Boundaries

2. The boundaries of the site should be clearly discernible on the ground by reference to, for example, fencing; or otherwise defined to the satisfaction of the licensing authority. An up to date plan showing the boundaries of the site will be displayed near to these site licence conditions, an up to date copy of which will be provided to the Licensing Authority.

Density and Spacing

3. Subject to the variations in Paragraph 4, the distance between any two units, or between a unit and a building, should not be less than 6 metres. If there is a mixture of holiday caravans and touring caravans in the same area the minimum spacing between any two holiday caravans should also be 6 metres.
4. The point of measurement for the following variations of the spacings given in paragraph 3 is the exterior cladding of the unit excluding the drawbar (if any). All measurements are between the closest points of the structures concerned.
 - a. Porches may protrude 1 metre into the 6 metre space
 - b. If awnings are used, the distance between any part of the awning and an adjoining unit should not be less than 3 metres. They should not be of the type that incorporates sleeping accommodation and they should not face each other or touch.
5. The distance between any unit and the site boundary should not be less than 3 metres.
6. The gross density should not exceed 75 units per hectare, calculated on the basis of the usable area (that is, excluding lakes, roads, common service areas and other areas unsuitable for the siting of units) rather than the total site area.

Roads, Gateways and Footpaths

7. The site should be designed and maintained so as to provide adequate access for fire appliances. Wherever reasonable and practicable no caravan standing or toilet block should be more than 90 metres from a road; and common buildings and facilities should be connected to a road by a footpath of at least 0.75 metres wide with a hard surface. Roads should not be less than 3.7 metres wide, with provision for passing places if the width of the road is less than 5.5 metres and it is subject to two-way traffic; and there should be adequate turning space at the end of any cul-de-sac. Roads should be adequately surfaced and suitable to carry the vehicles for which they are intended. Gateways should be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres. Roads should have no overhead cables less than 4.5 metres above the ground. Roads and footpaths should be suitably lit. Emergency vehicle routes within the site should be kept clear of obstruction at all times.

8. The surface and gradient of roads and footpaths leading to facilities on the site, such as toilets, washrooms, litter bins and water supplies, should take account of the requirements of disabled people.

Parking

9. One car only may be parked between adjoining units provided that the doors to the units are not obstructed, but there should always be 3 metres of clear space between a car belonging to one unit and any other unit. Site operators should take particular care to ensure that other equipment, for example boats and trailers, does not encroach on the 3 metres of clear space. If particular equipment appears to the site owner to represent a particular fire hazard it should not be stored between the caravan units.
10. Limited parking should be provided for any service vehicles or mobile shops which may use the site; or for pulling on to whilst booking in or out of the site.

Drinking Water Supply and Waste Water Disposal

11. The site will be provided with a water supply complying with British Standard 6700:1987 and any subsequent modification; and in accordance with the appropriate water bylaws. There should be an adequate supply of drinking water. Each pitch on a site should be not more than 90 metres from a water tap. At each tap there should be a soakaway or gully.
12. Wastewater disposal points should be provided so that each pitch is no further than 90 metres from a wastewater disposal point.

Sanitation and Washing Facilities

13. There should be one WC and one urinal (or two WCs) for men and two WCs for women per 30 pitches. Their location should be to the satisfaction of the licensing authority.
14. Whether or not WCs are provided, a properly designed and suitably situated disposal point for the contents of chemical closets should be provided, with an adequate supply of water for cleaning the containers. This water supply should be clearly labelled as not suitable for drinking.
15. There should be a minimum of 4 washbasins per 30 pitches, two each for men and women. These should be adjacent to the toilets and should be supplied with hot and cold water.
16. Showers or baths should be provided for each sex; one shower or bath with hot and cold water per 25 pitches.
17. All water fittings which are supplied from the public mains should comply with the water bylaws.

Disabled Persons

18. Particular consideration should be given to the needs of disabled people in the provision made for water points, toilets, washing points and showers.

Buildings

19. New buildings on the site, and buildings undergoing a change of use or being altered or adapted, should comply with the Building Standard (Scotland) Regulations 1990 and any subsequent modifications.

Litter and Refuse Disposal

20. Common refuse receptacles should be provided, conforming to licensing authority requirements, and made of non-absorbent material and with a close-fitting lid. These receptacles should be housed within a properly constructed bin store.
21. All refuse receptacles should be emptied and cleansed at least once a week.
22. If the local authority does not operate a refuse collection service, the contents of the bins should be disposed of in accordance with any conditions prescribed by the local authority.

Fire Points

23. Fire points will be established so that no unit or site building is more than 30 metres from a fire point. The fire points should be housed in a weatherproof structure, easily accessible, and clearly and conspicuously marked as a 'FIRE POINT'.

Fire Fighting Equipment

24. Each fire point should be provided with either water extinguishers (2 x 9 litre), or a water tank of at least 500 litres capacity fitted with a hinged cover, two buckets and one hand pump or bucket pump. This, or equivalent level of fire-fighting equipment, to the satisfaction of the local Firemaster, shall be provided at each point.

Fire Warning

25. A means of raising the alarm in the event of a fire should be provided at each fire point. This could be a battery or mains powered fire alarm and sounder or a manually operated sounder, such as a metal triangle with a striker, a gong or hand-operated siren.

Maintenance of Fire-fighting and Alarm Equipment

26. All alarms and fire-fighting equipment must be installed, tested and maintained in working order by a competent person and available for inspection by, or on behalf of, the licensing authority and fire authority. A record should be kept of all tests and any remedial action. This may take the form of a logbook.
27. All equipment susceptible to damage by frost should be suitably protected.

Fire Notices

28. A clearly written and conspicuous notice will be provided and maintained at each fire point to indicate the action to be taken in case of fire and the location of the nearest telephone. This notice must include the following:

"On discovering a fire

- a) ensure that the caravan or site building involved is evacuated;
- b) raise the alarm;
- c) call the fire brigade (the nearest telephone is located...);
- d) if it is safe to do so, attack the fire using the fire-fighting equipment provided.

It is in the interests of all occupiers of this site to be familiar with this routine and the method of operating the fire alarm and the fire-fighting equipment.”

Fire Hazards

29. Grass and other vegetation should be cut at frequent and regular intervals to prevent them from becoming a fire hazard. Any such cuttings should be removed from the vicinity of the units. The space beneath and between units should not be used for the storage of readily combustible materials.

Storage of Liquefied Petroleum Gas (LPG)

30. LPG supplied from tanks should comply with Guidance Booklet HSG 34, 'The Storage of LPG at Fixed Installations' or, if LPG is supplied from cylinders, with Guidance Note CS4, 'The Keeping of LPG in Cylinders and Similar Containers'.
31. If there are metered supplies from a common LPG storage tank, then Guidance Note CS11, 'The Storage and use of LPG at Metered Estates' provides further guidance. In this case, and if a British Gas mains supply is available, then the Gas Safety (Installation and Use) Regulations 1984 and the Pipe-lines Act 1962 may also be applicable.
32. Exposed gas bottles or cylinders should not be within 6 metres of an adjoining unit.
33. LPG installations should conform to British Standard 5482, 'Code of Practise for domestic butane and propane gas-burning installations, Part 2:1977: Installation in caravans and non-permanent dwellings'.
34. For a mains gas supply, the 1984 Regulations will be relevant for the installation downstream of any service pipe(s) supplying any primary meter(s). Such service pipes are subject to the Gas Safety Regulations 1972.
35. If the site owner supplies gas to caravans on the site, he may need an authorisation to do so from OFGAS under the Gas Act 1986.

Telephones

36. A telephone should be provided on the site for calling the police, fire brigade, ambulance or other services in an emergency and the full name and address of the site should be displayed near the telephone.

Electrical Installations

37. If several pitches are provided with mains electricity by means of cables from a central supply point, the cables should be laid in such a way as to minimise the risk of people tripping or having similar accidents.

38. Any electrical installation other than Electricity Board works and circuits should be installed in accordance with the requirements of the Institution of Electrical Engineers Regulations for the Electrical Equipment of Buildings (the IEE Wiring Regulations) for the time being in force (and, if relevant, to the standards which would be acceptable for the purpose of the Electricity Supply Regulations 1988, SI 1988 No 1057) and be properly maintained.
39. Any installation should be sited and maintained in such a way as to prevent danger as far as reasonably practicable and should be inspected and tested by a competent person, in accordance with the IEE Wiring Regulations, at such regular intervals as the local authority may direct. The site owner should maintain a record of such inspections and tests.

Site Notices

40. A suitable sign should be displayed at the site entrance indicating the name of the site and the name and telephone number of the site licence holder or his accredited representative.
41. Sites with overhead electric lines should display warning notices on the supports for the lines and at the site entrance. If appropriate, these should warn against danger of contact between the lines and yacht masts and other similar protrusions.
42. A copy of the site licence with its conditions should be displayed prominently on the site.
43. Notices should be displayed prominently on the site indicating the action to be taken in the event of an emergency. They should show where the police, fire brigade, ambulance and local doctors can be contacted, and the location of the nearest public telephone.

FOR INFORMATION (NOT PART OF THE LICENSE CONDITIONS) –

SHOULD YOU HAVE ANY CONCERNS OR ENQUIRIES AS TO THESE SITE LICENCE CONDITIONS PLEASE CONTACT –

**NORTH LANARKSHIRE COUNCIL
ENVIRONMENTAL HEALTH SERVICE
REGULATORY SERVICES & WASTE SOLUTIONS
PROTECTIVE SERVICES SECTION
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