

**A814 Main Road Cardross Waiting Restriction Amendment– Layby at Scott
Gardens Double Yellow Lines**

1.0 EXECUTIVE SUMMARY

- 1.1 The layby on Main Road, Cardross located at its junction with Scott Gardens is increasingly being used as a parking place. This has resulted in a restriction of the sightline visibility for vehicles entering the Main Road from Scott Gardens which is now a road safety concern. This requirement for visibility sightlines at this location was highlighted by the Area Road's Engineer at the planning stage for the development of Scott Gardens.
- 1.2 It is proposed to include the layby as part of the restricted parking along the A814 and to have the area marked with double yellow lines.
- 1.3 The existing A814 Main Road Cardross Waiting Restriction Traffic Regulation Order excluded this layby at the time the order was prepared in 1971; the layby was used as a parking place to allow visitors to park next to the Gardens.
- 1.4 The Scott Gardens housing complex was built on the Garden site approximately 10 years ago. Recently the nearby former Muirholm Inn site has also been redeveloped into a retail shop (Co-op).
- 1.5 There have been material changes in the area since the layby was excluded from the original No Waiting restriction in 1971. The proposed A814 Main Road Cardross Waiting Restriction Amendment will reflect current circumstances ensuring that road safety is maintained and the visibility sightlines remain clear in both directions as required at the planning approval stage.
- 1.6 There were three valid objections to the proposal lodged during the formal public statutory consultation period.
- 1.7 Members are requested to consider the information contained within the report and agree to permit the proposed No Waiting restriction in the layby at Scott Gardens, Cardross and to have the layby marked with double yellow lines.

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2.0 INTRODUCTION

- 2.1 The layby on Main Road, Cardross located at its junction with Scott Gardens is increasingly being used as a parking place. This has resulted in a lack of visibility for vehicles exiting from Scott Gardens and become a road safety concern. The requirement to maintain sightlines at this location was raised by the Area Road's Engineer at the planning stage of the redevelopment of Scott Gardens.
- 2.2 The existing traffic order prohibits the parking of vehicles on Main Road excluding this layby and it is now proposed to amend the original order to make this length of road a restricted parking area. Please refer to the Location Plan in Appendix 1 for further details.
- 2.3 The process has now reached the stage where representations from local residents wishing to object to the proposal are considered by the Area Committee.

3.0 RECOMMENDATIONS

- 3.1 Members are requested to consider the information contained within the report and agree to permit the proposed No Waiting restriction in the layby at Scott Gardens, Cardross and to have the layby marked with double yellow lines.

4.0 DETAIL

- 4.1 The existing traffic order excluded this layby because at the time the order was prepared in 1971, the layby was used as a parking place to serve the Gardens.
- 4.2 Approximately ten years ago Dunbritton Housing Association were permitted to construct sheltered housing accommodation on the site of the Gardens. The layby was retained and marked as a non-parking area to support the

visibility sightlines to allow safe access for the residents exiting onto the main road.

- 4.3 In general over the past ten years this has operated successfully, however, more recently there has been a perceived increase in drivers using the layby as a parking area and Dunbritton Housing Association are now regularly receiving complaints from the residents who are finding it more difficult to enter onto the main road.
- 4.4 In addition, the nearby former Muirholm Inn site has also been redeveloped into a retail shop (Co-op); which is now operational. There is a potential for ad hoc parking with shoppers using this location as a convenient place to stop for short visits into the shop.
- 4.5 There were three valid objections to the proposal lodged during the statutory consultation. In order to be valid, an objector must clearly state their name, address and grounds of objection.
- 4.6 Officers have subsequently met with the objectors to explain the changes in the hope that they would understand the reasons and therefore remove their objection.
- 4.7 The objectors wished to maintain their objections and have been notified that the next stage in the process is for the Area Committee to consider objections to the proposal. The objections have been summarised in Appendix 2.
- 4.8 Members are requested to give the objections due consideration and to decide whether or not there are reasonable grounds to refuse the proposal to amend the original order and make the length of A814 Main Road, Cardross, which incorporates the layby, a restricted parking area marked with double yellow lines.

5.0 CONCLUSION

- 5.1 There have been material changes in the area since the layby was excluded from the No Waiting restriction in 1971.
- 5.2 The proposed A814 Main Road Cardross Waiting Restriction Amendment will reflect current circumstances ensure the sightlines are maintained in both directions and that road safety is not compromised.

6.0 IMPLICATIONS

6.1	Policy:	Parking Policy 2014
6.2	Financial:	Any physical work required to be

		carried out i.e. signing and lining will be funded by the Roads Revenue Budget
6.3	Legal	Traffic Regulation Order will be implemented
6.4	HR	None
6.5	Equalities	None
6.6	Risk	None
6.7	Customer Service	None

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APPENDICES

Appendix 1: Location Plan

Appendix 2: Summary of Objection