

Site Licence Part 2

Licence Conditions to accompany Part 1 of the caravan site licence for Red Deer Village, 1 Village Drive, Stepps, Glasgow G33 6FQ Current from 18th April 2019

These site licence conditions supersede and cancel all conditions on all previous site licences in respect of the site.

The licence is issued subject to the following conditions:-

RESIDENTIAL SITE

Number of Mobile Homes, Site Plans and Boundaries

1. The maximum number of mobile homes to be stationed on the residential area of the site is

186

2. The boundaries of the site and each pitch must be clearly marked by appropriate man-made or natural features (for example, fencing) or otherwise defined to the satisfaction of the licensing authority.
3. An up-to-date plan of the site, of a suitable level of quality and detail, showing the boundaries of the site and each pitch, will be displayed near to these site licence conditions, a copy of which must be supplied to the Licensing Authority whenever there is a material change to the boundaries or layout of the site.

Amenity and Privacy

4. For amenity and privacy reasons:
 - a) The distance between any two mobile homes should not be less than 6 metres.
 - b) The distance between any mobile home and the site boundary should be not less than 3 metres.
 - c) The distance from any part of a mobile home to any part of a road within the site should be not less than 2 metres.
 - d) The density of mobile homes on the site must not exceed the density stated in the planning consent conditions or, if none is stated, 50 mobile homes per hectare of usable area (that is, excluding lakes, watercourses, high flood risk areas, roads, common service areas and other areas unsuitable for the siting of mobile homes).

Roads, Gateways and Traffic Routes

5. Roads must be constructed of hard durable materials (such as suitable bitumen macadam or concrete with a suitable compacted base) and must be provided so that no mobile home is more than 45 metres from a road. Roads must be capable of carrying vehicles with an axle loading of 14 tonnes as a minimum.

6. Roads must be designed to provide adequate access for emergency vehicles. Routes for emergency vehicles must be kept clear of obstructions at all times. Where necessary, suitable vehicle turning areas should be provided.
7. All roads must have adequate surface water/storm drainage. Roads must not be less than 3.7 metres wide unless they are designed for, and used by, one way traffic in which case they must not be less than 3 metres wide.
8. One-way systems must be clearly signposted.
9. Where existing two-way roads are less than 3.7 metres wide, passing places or a one-way system must be provided.
10. All gateways/entrances/exits should be a minimum of 3.5 metres wide and have a minimum height clearance of 3.7 metres for vehicular access and be accessible at any time.
11. Roads must be maintained to a good standard.
12. Cable overhangs must meet the relevant statutory requirements.
13. Salt or grit should be provided in conveniently located containers, for use to allow the safe movement of vehicles in icy conditions.
14. Where appropriate, suitable measures (e.g. signage or speed bumps) to control the speed of vehicles on the site should be provided.

Pedestrian Routes

15. Where practicable, every hard-standing must be connected to a road by a footpath at least 0.9 metres wide with a hard surface which must be maintained in good condition.
16. Communal pedestrian routes should not be less than 0.9 metres wide. The route should be made of a hard surface and must be maintained in good repair and in a safe condition.
17. All pedestrian routes must have adequate surface and storm water drainage.
18. Salt or grit should be provided in conveniently located containers, for use to allow the safe movement of pedestrians in icy conditions.
19. The surface and gradient of roads and all pedestrian routes should be designed and maintained take into account the requirements of disabled households.

Bases and Hard-Standings

20. Every mobile home must be sited safely and securely on a hard-standing or solid base.
21. The base must extend over the whole area occupied by the mobile home, and must where possible project at least 0.9 metres outwards from its entrance (or entrances) to enable occupants to enter and leave safely. The hard-standings must be constructed to the industry guidance current at the time of construction, and kept in a suitable condition with any necessary maintenance.

Supply and Storage of Gas

22. Gas supply (liquefied petroleum gas [LPG] and natural) and the storage of LPG gas cylinders must meet relevant statutory requirements, and relevant Standards and Codes of Practice.
23. Any gas installations must be designed, installed, tested, inspected and maintained in accordance with relevant statutory requirements. Any work on gas installations and appliances on the site must only be carried out by persons who are competent to do the particular type of work being undertaken.
24. All static mobile homes owned or managed by the site licence holder, and which are let for rent, shall be inspected on at least an annual basis by persons who are competent to do the particular type of work being undertaken, to ensure that any gas appliances and any associated flues are in a sound state of repair and efficient working order. Following each inspection the site licence holder must ensure that the person carrying out the inspection provides them with an appropriate Gas Safety Certificate. The site licence holder shall keep a register of such mobile homes, indicating when and by whom they have been inspected. The Gas Safety Certificate should be kept with the register of mobile homes and the register, and copies of all Gas Safety Certificates, must be readily available to enforcement officers.

Electrical Installations

25. The site must be provided with an electricity supply and distribution network of adequate capacity to safely meet the reasonable demands of the mobile homes and other facilities and services within it. The electrical system on the site, including the distribution network and supplies to mobile homes and site buildings, must be designed, installed, tested, inspected and maintained in accordance with relevant statutory requirements.
26. Any work on the electrical distribution network on the site and equipment connected to it must be carried out only by persons who are competent to do the particular type of work being undertaken.
27. All static mobile homes owned or managed by the site licence holder, and which are let for rent, shall be inspected by persons who are competent to do the particular type of work being undertaken on an annual basis, or at such longer interval period as may be recommended by the competent person, to ensure that the fixed electrical installation and any electrical appliances are in a sound state of repair and efficient working order.

The site licence holder shall keep a register of such mobile homes, indicating when and by whom they have been inspected. Within a month of such an inspection the person carrying it out should issue an inspection certificate in the form prescribed in the IEE Wiring Regulations (current edition). The certificate should be kept with the register of mobile homes and the register, and copies of electrical inspection certificates, must be readily available to enforcement officers

Oil Storage Tanks

28. Oil storage tanks must be designed, constructed and located so as to comply with relevant statutory requirements and British and/or European Standards.

Water Supply

29. All pitches on the site must be provided with a water supply sufficient in all respects to meet the reasonable demands of the mobile homes situated on them, and all water supplied for human consumption must be of the quality required by relevant statutory requirements and British and/or European Standards.
30. The water distribution network and installations must be designed, installed, tested, inspected and maintained in accordance with the provisions of the relevant statutory requirements and British and/or European Standards.
31. All repairs and improvements to water supplies and installations must be carried out to conform to relevant statutory requirements and British and/or European Standards.
32. Work on water supplies and installations must be carried out only by persons who are qualified in the particular type of work being undertaken and in accordance with relevant statutory requirements and British and/or European Standards.
33. Water supplies should be adequately protected from damage by frost.

Drainage and Sanitation

34. The mobile home site, including every hard standing, must be provided with a suitable drainage system for the hygienic disposal of foul, rain and surface water from the site, buildings, mobile homes, roads and footpaths.
35. The surface and foul drainage network and installations must be designed, installed, tested, inspected and maintained in accordance with relevant statutory requirements.
36. Each mobile home and site building must be connected to a foul drainage system. The connection should be capable of being made air-tight when not in use.
37. Provision must be made for foul drainage, either by connection to a public sewer, a sewage treatment facility or to an appropriate septic tank or treatment system approved by the local authority or, where appropriate, the Scottish Environment Protection Agency (SEPA). Septic tanks and treatment systems must be registered with SEPA in accordance with their requirements.

Flooding

38. The site licence holder shall establish whether the site is at risk from flooding by referring to SEPA's Flood Maps.
39. Where the site is at risk of flooding the licence holder should sign up to SEPA's Floodline service, establish an evacuation plan and display notices prominently on the park with all relevant information.

Land Stability

40. The site licence holder shall establish whether the site is at risk from land instability or subsidence.
41. Where there is risk from subsidence or land instability the licence holder shall establish and maintain a plan to monitor the condition of the land and make a contingency plan to take appropriate action should there be any probable risk to residents.

Lighting

42. Roads and pedestrian routes must be provided with an adequate working artificial lighting system between dusk and dawn to allow the safe movement of pedestrians and vehicles around the site during the hours of darkness.
43. Where appropriate, communal buildings should have adequate working artificial internal and external lighting.
44. The lighting systems and installations must be designed, installed, tested, inspected and maintained in accordance with relevant statutory requirements.

Domestic Waste

45. Each mobile home must be provided with, or have ready access to, appropriate facilities for the recycling of waste material and for the disposal of residual waste.
46. The site licence holder shall ensure that the site is kept free of litter.
47. The site licence holder shall arrange for the regular collection of recycling and disposal of residual waste and litter, either by the Waste Collection Authority or via a licensed commercial contractor.

Notices and Information

48. Displayed in a prominent place must be:
 - a) The name of the site
 - b) Details of how to contact the Police, the Fire and Rescue Service, and emergency and local medical services;
 - c) The name, contact address and telephone number of the site licence holder or the site manager (if different from the site licence holder) and their emergency contact details;
 - d) A copy of the Site Rules. If the site rules are more than one page long the first page can be displayed, along with details of a specific place in the site that the full Site Rules can be inspected on request;
 - e) A copy of the site licence with its conditions.

All notices must be suitably protected from the elements.

Other relevant information should be provided to the local authority if requested, including a copy of documents showing the on-going maintenance and inspection of the site and its facilities.

Site Maintenance

49. The site licence holder should ensure that the site and all the facilities on it are maintained in a good order and condition, and function as intended.
50. The site licence holder shall establish and implement a scheme for the continuing routine care, maintenance and protection of the internal site roads, footpaths, parking areas, lighting, landscaped areas and fences, based on the planning permissions previously granted by the Planning Authority.

Material Changes to the Site

51. Where the licence holder intends to make any of the following material changes to the site:
 - a) Any alterations to the site layout
 - b) The provision of new buildings or structures on the site
 - c) A change of use, alteration or adaptation of existing buildings or structures
 - d) Any additional structure or external alterations associated with a mobile home on the site including sheds, porches, decking, garages etc

The licence holder must inform the licensing authority and the fire authority of the proposed changes. Where relevant the licence holder shall ensure that any relevant Planning and Building Standards permissions are sought by the licence holder or tenant as appropriate. Where applicable, all such works must comply with Planning and Building Standards requirements.

Mobile Homes let by the Site Licence Holder for Permanent Accommodation

52. Each mobile home let by the site licence holder must be maintained in a good state of repair by the site operator, be weatherproof, free from damp, and comply with the relevant British Standard at the time of manufacture (at time of publication BS 3632:2015). The standard covers the manufacture of mobile homes for use as permanent places of residence.
53. Each mobile home let by the site licence holder must be provided internally with:
 - a) A WC with an efficient flushing mechanism, properly connected to the site water and drainage systems
 - b) A wash hand basin with adequate piped supplies of hot and cold water located in the same compartment as the WC and properly connected to the site water and drainage systems
 - c) A fixed bath or shower provided with adequate piped supplies of hot and cold water (an anti-scald valve requires to be incorporated into the hot water supply) and properly connected to the site water and drainage systems
 - d) A suitably located sink with adequate piped supplies of hot and cold water, of sufficient size to enable the washing of cutlery and crockery and the preparation of food to be carried out, and properly connected to the site water and drainage systems
 - e) Adequate cooking and food storage facilities
 - f) A suitable and sufficient means of providing adequate space heating

- g) A hard-wired, mains powered smoke detector alarm to the satisfaction of the Fire Authority. If gas appliances are provided, a carbon monoxide monitor and alarm must also be fitted to the satisfaction of the Fire Authority.

Parking

54. One car only is permitted to park between adjoining mobile homes provided that the entrance(s) to any mobile home are not obstructed.
55. Sufficient and appropriate provision should be made for car parking by residents and their visitors.

Insurance

56. The site licence holder must obtain and maintain sufficient and appropriate Public Liability Insurance.

FOR INFORMATION (NOT PART OF THE LICENCE CONDITIONS) –

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

**NORTH LANARKSHIRE COUNCIL
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PROTECTIVE SERVICES SECTION
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