

ANGUS COUNCIL**ECONOMIC DEVELOPMENT COMMITTEE****27 FEBRUARY 1997**

SUBJECT: ACCESS UPGRADING PITSKELLY INDUSTRIAL SITE, CARNOUSTIE
REPORT BY DIRECTOR OF PLANNING, TRANSPORT & ECONOMIC DEVELOPMENT

Abstract: This report details drainage problems at the access road to Pitskelly Industrial Site, Carnoustie and recommends expenditure of up to £2,200 on a small drainage scheme to remedy the problem.

1 RECOMMENDATION

It is recommended that the Committee authorise expenditure of up to £2,200 at the access road to Pitskelly Industrial Site, Carnoustie. This expenditure can be met from the 1996/7 repairs and maintenance budget.

2 INTRODUCTION

- 2.1 Pitskelly Industrial Site is operated by the Council as a site for low amenity businesses such as scrap yards. The access road is unadopted in terms of the Roads Act (Scotland).
- 2.2 After examination of the deeds relating to the area, the Director of Law & Administration advises that the ownership of the access road does not rest with the Council, though there is a right of access to the ground which the authority owns, and a liability to contribute to the upkeep of the road.

3 DRAINAGE OF PITSKELLY INDUSTRIAL SITE ACCESS ROAD

- 3.1 Over the past few years the Council has received a number of complaints from Mr and Mrs Thomson who occupy 112A Barry Road, which fronts onto the Pitskelly Industrial Site access road. Whenever there is heavy rain the access road drains into the Thomsons' garden and has cause severe flooding in their garage. The Thomsons have lodged an insurance claim with the Council and this is currently subject to investigation by the Council's insurers.
- 3.2 It is the opinion of the Director of Roads that the flooding of the garage is caused by the fact that the garage has been built beneath the level of the road and not due to any negligence by the Council in terms of road maintenance. However, in view of the desire to act as a good neighbour it is proposed that a small drainage scheme should be implemented to alleviate the flooding problems being experienced by the Thomsons'.
- 3.3 A drainage scheme has been prepared by the Director of Roads involving the introduction of kerbing across the entrance to the Thomson's garage, cutting away

the existing road hump to allow the road to drain better and the installation of a gully to drain the road at its junction with Barry Road.

4 FINANCIAL IMPLICATIONS

- 4.1 The estimated cost of the scheme is £2,200 and the work will be carried out by Tayside Contracts.
- 4.2 The proposal to carry out the drainage scheme is not an admission of any liability on behalf of the Council and will not prejudice the outcome of the couple's insurance claim against the Council.

5 CONSULTATION

- 5.1 The Chief Executive, Director of Finance, Director of Law and Administration and Director of Roads have been consulted in the preparation of this report.

6 CONCLUSION

- 6.1 Although the Council does not own the access road at the point in question, it is liable to contribute to the upkeep of the roadway. The implementation of the proposed drainage scheme will resolve a long standing problem for the Thomson family and cement good relations between the Council and local residents.

NOTE

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

AA/RP/DV/LJP

Alex Anderson
Director of Planning, Transport & Economic Development

7 February 1997