

Report

Report to:	Planning Committee
Date of Meeting:	13 February 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application No	HM/17/0488
Planning Proposal:	Mixed Use Development Incorporating Residential Dwellings, Hotel, Office, Care Home, Retail, Restaurant/Café, Open Space and Associated Works (Planning Permission in Principle)

1 Summary Application Information

- Application Type : Permission in principle
- Applicant : UWS and SLC
- Location : University of the West of Scotland
Almada Street
Hamilton
ML3 0JB

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant planning permission in principle (subject to conditions – based on conditions attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) Planning permission in principle should not be issued until an appropriate obligation under Section 75 of the Planning Act, and/or other appropriate agreement, has been concluded between the Council, the applicants and the site owner(s). This planning obligation should ensure that appropriate financial contributions are made at appropriate times during the development towards the following:

- Additional nursery, primary and secondary education accommodation as appropriate.
- The provision of affordable housing on site.
- Off site roadworks

In accordance with agreed procedure, should there be no significant progress, on behalf of the applicant, towards the conclusion of the Planning Obligation within 6 months of the date of the Committee, the proposed development may be refused on the basis that, without the planning control/developer contribution which would be secured by the Planning Obligation, the proposed development would be unacceptable.

If, however, this matter is being progressed satisfactorily, the applicant will be offered the opportunity to enter into a Processing Agreement, if this is not already in place. This will set an alternative agreed timescale for the conclusion of the Planning Obligation.

All reasonable legal costs incurred by the Council in association with the above Section 75 Obligation shall be borne by the developers.

3 Other Information

- ◆ Applicant's Agent: Ironside Farrar Ltd
- ◆ Council Area/Ward: 17 Hamilton North and East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
 - Policy 1 - Spatial Strategy
 - Policy 2 - Climate Change
 - Policy 4 - Development Management and Place Making
 - Policy 5 - Community Infrastructure Assessment
 - Policy 6 - General Urban Area/Settlements
 - Policy 7 - Employment
 - Policy 10 - New Retail/Commercial Proposals
 - Policy 11 - Economic Development and Regeneration
 - Policy 14 - Green Network and Greenspace
 - Policy 15 - Natural and Historic Environment
 - Policy 16 - Travel and Transport
 - Policy 17 - Water Environment and Flooding

Development Management, Place Making and Design Supplementary Guidance (2015)

Residential Design Guide (2011)

- ◆ Representation(s):
 - ▶ 3 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters

- ◆ Consultation(s):

Countryside & Greenspace

Roads & Transportation Services (Flood Risk Management Section)

Scottish Water

S.E.P.A. (West Region)

Roads & Transportation Services (Geotechnical Section)

Education Resources - School Modernisation Team

Environmental Services

Roads Development Management Team

Housing Services

Arboricultural Services

West of Scotland Archaeology Service (WOSAS)

Planning Application Report

1 Application Site

- 1.1 The application relates to an area of land located to the north-west of Hamilton town centre. The site sits adjacent to the civic centre and is predominantly in educational use (University of the West of Scotland) but also includes student residences, a small business centre, the Council's data centre and extensive areas of surface car parking.
- 1.2 The site extends to approximately 7.5 hectares, it is irregular in shape and relatively flat. The site is bounded by Caird Street to the north, Almada Street to the south, Bothwell Road dual carriageway to the east and Beckford Street to the west. Directly adjacent to these roads are a wide range of uses including commercial and office developments, local retail developments, restaurants, B&Bs, small industrial parks, health services and residential properties. Vehicular access to the site can currently be gained via Caird Street, Almada Street, Bothwell Road and Beckford Street.
- 1.3 The site incorporates areas of vegetation which comprise a large group of trees on its Almada Street frontage adjacent to the Court buildings and a group of mature sycamore trees running east to west through the centre of the site. The majority of the remaining trees are recently planted and small species.

2 Proposal(s)

- 2.1 The applicants seek planning permission in principle for a mixed use development incorporating residential dwellings, hotel, office, care home, retail, restaurant/cafe, open space and associated works. Following the University of the West of Scotland's (UWS) decision to relocate its Hamilton campus to the Hamilton International Technology Park, UWS and South Lanarkshire Council (SLC) have entered into a Joint Venture Agreement to secure the redevelopment of the former campus and adjacent land owned primarily by the Council. The following paragraphs explain generally what might be expected to come forward as matters specified in conditions applications and subsequent development comes forward over time should planning permission in principle be granted.
 - Residential Development - the masterplan demonstrates scope for between 345 to 365 residential units and would contain dwellings of various types and tenures, of which a proportion would be affordable. The remainder would be a range of market housing for sale.
 - Hotel - scope for the development of a hotel is proposed as part of the development mix. Due to the scale of the site and the local market, it is likely that a hotel of between 60 to 80 bedrooms with ancillary facilities could come forward on the site.
 - Office or Institutional Use - the Caird Building, located in the north-eastern corner of the site, constructed as part of the Hamilton campus in recent years totals approximately 5,000 square metres. The building could provide scope for office or continued institutional facilities.
 - Retail/Cafe/Restaurant - a new public realm space would be created fronting onto Almada Street onto which there would be scope for a range of neighbourhood uses to complement the existing local facilities.

- Care Home/ Retirement Flats - it is understood that there is demand locally for retirement flats and or a 70 bed care home and the submitted Masterplan allows for such development to come forward as a further application.
- Access - the submitted Masterplan includes vehicular access points along all frontages, onto Beckford Street, Caird Street, Bothwell Road and Almada Street. A number of additional potential pedestrian/cycle access points have also been identified into the site.
- Open Space and Landscaping - the proposal includes the creation of a distinctive north-south linear green space at the heart of the new development. Inspired by the large parade grounds at the centre of the former barracks, this open space would provide structure to the new urban form connecting Almada Street with Caird Street.

2.2 As the application is for planning permission in principle, detailed plans do not form part of the application. However, the submitted Masterplan Framework document considers a hierarchical approach to design and layout with some design principles set out in detail. An Indicative Masterplan layout was also submitted which shows the provision of a central green enclosed by building frontages, with some set forward from the main building line. The central green would terminate in a hard-landscaped public space fronting onto Almada Street and would be addressed by ground floor retail/cafe units. Buildings would be positioned to terminate key street vistas e.g. Almada Street and the southern access off Beckford Street. The proposed northern access off Beckford Street would be aligned to continue Bothwell Street and to terminate the view on the Caird Building's western elevation, which would front onto a new street. The anticipated building heights are 5 storeys for the proposed hotel and offices, 3 storeys for the proposed town houses and a mix of 3 to 5 storeys for the proposed flatted dwellings.

2.3 The proposed development is classified as a 'Major' development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and was the subject of pre-application consultation, including public exhibitions held at the Almada Hall, UWS campus on 30 May and 13 July 2017. A number of documents have been submitted in support of the application including a Planning Supporting Statement, Masterplan Framework, Environmental Report, Stage 1 Geotechnical Appraisal, Pre-application Consultation Report, Transport Assessment, Tree Survey and Drainage Assessment and Flood Risk Assessment.

2.4 Under The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, certain development projects require the planning authority to consider whether a proposed project is likely to have a significant effect on the environment, therefore, a screening opinion was undertaken by the Council prior to the submission of the planning application. Taking into account the characteristics of the development, its location and potential impact, the Council considered that the proposal does not require an Environmental Impact Assessment (EIA) and that environmental issues could be adequately addressed within the planning application process.

3 Background

3.1 Relevant Government Advice/Policy

3.1.1 In terms of national planning policy, Scottish Planning Policy (SPP) advises that proposals should be determined in accordance with the provisions of the development plan and all developments should contribute to sustainable development. In relation to residential development, SPP requires Councils to maintain a five year supply of

effective housing land. Planning Authorities are also required to promote the efficient use of land by directing development towards sites within existing settlements, where possible, in order to make effective use of existing infrastructure and service capacity.

3.2 Local Plan

- 3.2.1 In terms of local plan policy the site is located within the urban area in the adopted South Lanarkshire Local Development Plan (2015). The application site and associated proposal is affected by Policy 1 - Spatial Strategy, Policy 2 - Climate Change, Policy 4 - Development Management and Place Making, Policy 5 - Community Infrastructure Assessment, Policy 6 - Urban Area/Settlements, Policy 7 - Employment, Policy 11 - Economic Development and Regeneration, Policy 13 - Affordable Housing and Housing Choice, Policy 14 - Green Network and Greenspace, Policy 15 - Natural and Historic Environment, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding of the adopted South Lanarkshire Local Development Plan. The Development Management, Place Making and Design Supplementary Guidance are also relevant to the assessment of the application. The content of the above policies and guidance and how they relate to the proposal is assessed in detail in Section 6 of this report.

3.3 Planning Background

- 3.3.1 A Proposal of Application Notice was submitted to the Council on 16 May 2017 in relation to a residential led mixed use development on the site in accordance with the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 (HM/17/X0250/NEW).
- 3.3.2 In relation to the University of the West of Scotland's plans to vacate the site, planning permission in principle was granted to UWS and HFD on 24 May 2016 for a new university campus incorporating academic, specialist laboratory support, sports and office buildings, new access roads, car parking, student accommodation, sports facilities, sports pitches, students' union, retail and landscaping on land at the Eco Campus at Stephenson Place, Hamilton (HM/16/0147).
- 3.3.3 In addition, detailed planning permission was granted to UWS and HFD on 24 May 2016 for a change of use of three existing buildings from Class 4 (Business) to Class 10 (non-residential institution) for university use with associated external alterations and extensions at the Edzell, Dunlee and Carrick Buildings, Eco Campus, Stephenson Place, Hamilton (HM/16/0148).

4 Consultation(s)

- 4.1 **Roads Development Management Team** – have raised no objections to the application subject to conditions being attached to any consent issued. A Transport Assessment (TA) was carried out by the applicants and submitted as part of the application and considered the impact of the proposed development on the local road network. The TA concluded that the proposed development can be accommodated at this location without detriment to the existing transport network. The submitted TA was fully assessed in terms of the existing situation, the expected trip generation as a result of the proposal and the impact this would have on the local road network and priority junctions. It is agreed that the development would not have a detrimental effect on the road network however conditions should be attached to any consent to ensure that any further submissions include sufficient information and detail to ensure that each phase can be fully assessed and any required alterations to the existing transport network are accommodated. These relate mainly to priority junctions located close to the site.

Response: Noted. Appropriately worded conditions or clauses within any legal agreement would be attached to any consent to address the matters raised within any future detailed or matters specified in conditions application.

- 4.2 **Roads and Transportation Services (Flood Risk Management Section)** – have no objections to the proposal subject to the Council's Sustainable Urban Drainage Systems (SUDS) design criteria being satisfied and a Flood Risk/Drainage Assessment being carried out.

Response: Noted. Any consent granted would incorporate appropriately worded conditions to address the matters raised.

- 4.3 **Roads and Transportation Services (Geotechnical Section)** – have no objections to the application.

Response: Noted.

- 4.4 **Education Resources (School Modernisation Team)** – have no objections to the application subject to the applicant agreeing to a financial contribution towards additional education accommodation requirements at Hamilton Grammar School, Holy Cross High School and their feeder primary schools and nurseries where appropriate.

Response:- Noted. Discussions are ongoing with regard to the level of educational requirements arising from the proposed development and the applicants have in principle indicated a willingness to enter into a Section 75 Obligation and/or other legal agreement regarding these contributions.

- 4.5 **Environmental Services** – have no objections to the application subject to conditions requiring the submission of a noise assessment to determine the impact of noise from the proposed development on nearby dwellings and any noise sensitive premises, remediation of the site in accordance with the approved remediation plan prior to the proposed development being brought into use, the submission of details for the storage and collection of waste arising from the development and a scheme for the control and mitigation of dust. Informatives advising the applicant of acceptable hours for audible construction activities at the site and matters relating to health and safety, food safety, demolition and asbestos, contamination, and smoke control should also be attached to any consent granted.

Response: Noted. It is considered that appropriately worded conditions could be incorporated into any consent granted requiring the submission of the above details for the Council's approval and future implementation following the submission and approval of the required matters specified in conditions application(s). Appropriately worded informatives would also be attached to any consent granted to address the matters raised.

- 4.6 **SEPA (West Region)** - have no objection in relation to the indicative proposals for surface water drainage, waste water drainage and flood risk. In order for the government's renewable energy and heat demand targets to be met, it is important that all types of new development consider the role they play in using heat from renewable sources. Scottish Planning Policy states that the planning system should support the transformational change to a low carbon economy including deriving 11% of heat demand from renewable sources by 2020 and supporting the development of a diverse range of electricity generation from renewable energy technologies – including the expansion of renewable energy generation capacity and the development of heat networks. SEPA are supportive of this strategy and recommend that a planning condition be attached to the consent requiring the submission of a feasibility report on the provision of a district heat network for the site with any detailed planning application.

Response: Noted. An appropriately worded condition would be incorporated into any consent granted to ensure the submission of the required feasibility report as part of any future matters specified in conditions application(s).

4.7 **Housing Services** – have no objections to the application.

Response: Noted.

4.8 **Countryside and Greenspace** – biodiversity principles should be included in the design of all green space and SUDS infrastructure to offset, mitigate and enhance opportunities for wildlife in terms of new habitat creation. Although there are likely to be various phases to implementation of the built components, in terms of the creation of the green infrastructure it is essential that there should be a single overall masterplan implemented in a single phase at an early stage of redevelopment of the site. This will provide the 'maturing setting' in which the various built elements can be implemented over time. The retention of mature and groups of trees as well as the planting of new trees is welcomed. Consideration should be given to ensure that these contribute to habitat networks (woodland and grassland in this case) as much as possible, in relation to nearby gardens and green spaces such as Bothwell Road Park and Hamilton Race Course. It may be possible to match these areas of habitat with the new/existing access routes. Any planting on site should be of native stock and pollinator friendly. This site offers an excellent opportunity to showcase design that incorporates biodiversity friendly elements and elements such as green walls/roofs, and other features should be considered. SUDS design should be friendly for wildlife; this can have additional safety benefits, such as profiled slopes and edge planting. Regarding the future maintenance of the green space/open space components, a plan/schedule should be developed detailing how and by whom these elements will be managed in the long term.

Response: Noted. Groups of existing mature trees within the site would be retained and are incorporated into the design proposal and all surface water runoff would be dealt with through a sustainable urban drainage system (SUDS) designed as an integral part of the overall landscape design. Any consent granted would be conditioned to ensure the submission of a landscaping scheme for the Council's further approval which could incorporate the use of native species or those with known benefits to biodiversity to ensure continued opportunities for biodiversity and leisure within the site and the surrounding area.

4.9 **Arboricultural Services** – have no objections to the application. It is noted that there are some omissions in the submitted tree survey that require to be addressed. Excluding these omissions this service does not disagree with the main findings of the Arboricultural report. The Masterplan framework makes clear reference to the Tree Survey's (Alan Motion Tree Consulting Ltd.) conclusion that one of the dominant groups of trees on the Almada Street frontage adjacent to the Court buildings should be retained. The framework also states that the retention of this high amenity group of mature trees adjacent to the Sheriff Court will help to preserve the setting of the listed court building. The framework goes on further to state that the adjacent new buildings will be set back to expose views of the trees and of the court building itself. However, the indicative layout in the framework's design strategy (pg. 32) does not sufficiently reflect this strong design requirement although it is noted that the plan is indicative only. This is an issue of concern and whilst it is understood that there are constraining factors affecting the site configuration and plot layout it is considered that any further applications should take full account of the need to retain as much of the existing tree cover as is reasonably practicable. Any sustainable urban drainage system within the landscape scheme should consider the potential inclusion of treescape. There is a generous level of trees being proposed as part of the overall landscape, including trees which define streets and paths, trees demarcating boundaries, trees providing privacy and/or shade, and trees screening and helping to visually 'break up' car

parking courts. However, it is vital that the canopy cover loss is mitigated, if not enhanced, and sufficient soil volume above and below ground is provided during planting.

Response: Noted. Any consent granted would include conditions requiring the submission of an updated tree survey with any future matters specified in conditions application(s) to address the omissions highlighted above, to ensure the protection of the existing trees within the site and for the submission of a specification for all proposed tree planting within the site.

- 4.10 **Scottish Water** – have no objections to the application and have advised that there is currently sufficient capacity to serve the proposed development in the Hamilton Waste Water Treatment Works.

Response: Noted.

- 4.11 **West of Scotland Archaeology Service (WOSAS)** – the area occupies part of the site of the former Hamilton Barracks. Given the date and nature of the barracks complex, and the level of development on the site over the course of the 20th century, it is unlikely that any archaeological remains that may survive would be sufficiently well preserved or of such intrinsic significance as to warrant refusal of the application on archaeological grounds alone, in order to preserve them in situ. In such circumstances, the Council has the option to ensure that the archaeological issues are addressed by the developer after the principle of the development has been determined through use of conditions, and WOSAS would advise that this approach should be adopted in this instance. Therefore, the outstanding archaeological issues at this site can best be addressed through the attachment of an appropriate archaeological condition which requires that no development takes place within the site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved by the Council and thereafter implemented and that all recording and recovery of archaeological resources within the site is undertaken to the satisfaction of the Council in consultation with West of Scotland Archaeology Service.

Response:- Noted. Any consent granted would incorporate an appropriately worded condition to address the matters raised.

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised in the Hamilton Advertiser due to the nature or scale of development. Three letters of representation have been received. The grounds of objection are summarised as follows.

(a) Concerns regarding the proposed loss of 401 public parking spaces in the area which are extremely convenient for users of Hamilton Business Park and the many other nearby businesses. This will create significant pressure on the remaining parking which is already over-subscribed. This car parking is required for those who work near this area and is fully utilised every day. Are there plans for any alternative free parking areas nearby, for example, will the Council car park be opened to all prior to 10am?

Response: The submitted layout incorporates an area of existing public car parking which forms part of Phases 1, 3 and 4 of the proposed development. These spaces will remain available during the early phases of development and options will be considered prior to the development of the later phases, particularly phases 3 & 4, to assess the level of parking required and mitigate the loss of parking spaces within the site. The permission in principle application sets out the framework for the site's development and conditions will be attached to any consent issued to ensure that

future car parking provision is fully considered and if required can be provided elsewhere.

(b) The suggested pedestrian access route through the Waverley House car park from Bothwell Road into the redeveloped campus is not available for use and is over private land. No connection can be made between the Waverley House car park and the development site as there is a solid stone boundary wall against which vehicles are parked for its entire length.

Response: Whilst the above points are noted the application is for planning permission in principle and the plans submitted with the application are indicative at this stage. Detailed matters relating to specific pedestrian routes through the site would be addressed through the submission of any future detailed or matters specified in conditions application(s).

(c) The already busy junction of Caird Park and Caird Street will need upgraded to include either traffic lights or a roundabout to allow traffic to flow from Caird Park at busy times, particularly, if the proposed car park should be consented.

Response: The submitted Transport Assessment states that the proposed development can be accommodated at this location without any significant detriment to the transport network however as the proposals are indicative at present, further analysis of the impact of any detailed proposal on the road network, in particular the priority junctions which includes Caird Street/ Bothwell Road, would be undertaken when further detailed applications are submitted. Roads and Transportation Services raised no objections to the proposal subject to conditions. Appropriately worded conditions would be attached to any consent granted to address the above requirements.

(d) The proposal to use the Caird Street entrance as access to a new 167 total space private car park for the proposed office building on the site of the existing data centre which adjoins Hamilton Business Park is unsuitable. With the proposed additional traffic, an already busy road will be too congested to cope with the additional vehicle movements on top of those already originating at Hamilton House, Bothwell House and Waverley House and the other adjoining offices. As such vehicular access to the proposed office car park should be taken off Beckford Street.

Response: As discussed above, appropriately worded conditions would be attached to any consent granted to ensure that all of the access points on Beckford Street, Caird Street, Bothwell Road and Almada Street operate within capacity.

(e) Prior to the building of Hamilton Water Palace residents strenuously objected to its development and highlighted the absurdity of the proposal in respect of parking and other amenities for the local residents. The residents were ignored and the inappropriate construction was progressed. However, during the planning process the Council promised and instilled criteria into the proposals to alleviate residents concerns, such as the construction of a car park of adequate capacity and the incorporation of a coach parking facility. Neither promises/criteria ever materialised, no coach facility has ever existed and the car park has been grossly inadequate from its initial completion.

Response: Whilst the above points are noted each planning application requires to be assessed on its own merits. Subject to the inclusion of the conditions discussed above, Roads and Transportation Services are satisfied that the proposal is acceptable and that it raises no access, parking or road safety issues.

(f) The Council have proven that they are not fit to propose, or manage such a development even in partnership and have overtly failed by way of impartiality and the consideration of local residents, who have been proven to be correct.

Therefore, I object to any form of development even in its initial stage which may or may not immediately impact on the displacement of the hundreds of persons who routinely park their vehicles on site, until restrictions (permits) as enjoyed by all other residents surrounding our homes are fully operational for all of Montrose Crescent. The Council cannot be permitted to run roughshod again over local residents, ignore their own conditions/criteria and fundamentally abuse their position of authority for their own means.

Response: Again, whilst the above points are noted each planning application requires to be assessed on its own merits. As discussed, subject to the inclusion of the conditions discussed above Roads and Transportation Services are satisfied that the proposal is acceptable and that it raises no access, parking or road safety issues.

- 5.2 These letters have been copied and are available for inspection in the usual manner and on the planning portal.

6 Assessment and Conclusions

- 6.1 The applicants seek planning permission in principle for a mixed use development incorporating residential dwellings, hotel, office, care home, retail, restaurant/café, open space and associated work. The determining issues in consideration of this application are its compliance with national and local plan policy and its impact on the amenity of adjacent properties and on the local road network.
- 6.2 In terms of national planning policy, Scottish Planning Policy (SPP) advises that proposals should be determined in accordance with the provisions of the development plan and all developments should contribute to sustainable development. In relation to residential development, SPP requires Councils to maintain a five year supply of effective housing land. Planning Authorities are also required to promote the efficient use of land by directing development towards sites within existing settlements, where possible, in order to make effective use of existing infrastructure and service capacity. In this instance, the application involves the re-use of a previously developed site and the site's redevelopment would have a positive impact on the built and natural environment. The development would help to meet national policy objectives with respect to regeneration in the area and provide a sustainable mixed community integrated with development in the surrounding area. Furthermore, the site would be easily accessible by public transport and well integrated into existing walking and cycling networks. It is, therefore, considered that the proposal is in accordance with national planning policy.
- 6.3 In terms of local plan policy the site is located within the urban area in the adopted South Lanarkshire Local Development Plan (2015). The application site and associated proposal is affected by Policy 1 - Spatial Strategy, Policy 2 - Climate Change, Policy 4 - Development Management and Place Making, Policy 5 - Community Infrastructure Assessment, Policy 6 - Urban Area/Settlements, Policy 7 - Employment, Policy 11 - Economic Development and Regeneration, Policy 13 - Affordable Housing and Housing Choice, Policy 14 - Green Network and Greenspace, Policy 15 - Natural and Historic Environment, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding of the adopted South Lanarkshire Local Development Plan. The Development Management, Place Making and Design Supplementary Guidance (2015) is also relevant to the assessment of the application.
- 6.4 Policy 1 encourages sustainable economic growth and regeneration, protection and enhancement of the built and natural environment and a move towards a low carbon economy. Policy 2 notes that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change. The proposed development would be constructed within a prominent area of central Hamilton and

offers a unique opportunity to enhance the built environment. It is considered that the redevelopment of the site would result in an attractive and vibrant urban neighbourhood drawing on numerous existing place assets, including proximity to the railway station, historic civic buildings, the nearby college, racecourse, public park and leisure pool. The proposed Masterplan layout promotes wider provision of sustainability measures by 'embedding' best practice within site and layout design. The orientation, external and internal design of buildings, and use of landscaping, should maximise the use of natural heat and light, contribute to local biodiversity and minimise the use of non-renewable energy sources. The site would be well-designed and landscaped with a choice of contemporary higher density housing which would contribute to part of a wider sustainable development strategy for Hamilton which recognises the importance of densification within urban centres to enable settlements of its scale to prosper. It is, therefore, considered that the proposal meets the terms of the above policies.

- 6.5 In terms of Policy 5 – Community Infrastructure Assessment, the applicants would provide or make proportionate contributions towards the infrastructure and facility needs of the proposed development. These would be agreed in accordance with the requirements of the Local Development Plan and the associated 'Community Infrastructure Assessment Supplementary Guidance'. The applicants have agreed in principle to the provision of affordable housing on site, the upgrade of signalised junctions to install SCOOT where required and a financial contribution for educational provision, to equate to the demand for school places arising from the proposed development, all of which would be addressed appropriately through the conclusion of a Section 75 Obligation. It is, therefore, considered that the proposal meets the terms of Policy 5.
- 6.6 Policy 7 states that the Council will support sustainable economic growth and regeneration by encouraging the development of business in South Lanarkshire through the identification of employment land use areas. It is considered that the proposed mixed use development, which includes potential for a range of employment generating uses, would provide opportunities for the reuse of existing buildings for Class 4 office purposes, the introduction of retail/cafe space and a hotel, all of which would enhance employment prospects in Hamilton. It is, therefore, considered that the application meets the terms of Policy 7.
- 6.7 In terms of Policy 10 – New Retail/Commercial Proposals, the southern edge of the master planned area has potential to provide a mix of uses which would complement the existing range of uses on Almada Street. It is anticipated that the proposed 400 square metre retail facility would be located with a frontage onto Almada Street in close proximity to the existing Neighbourhood Centre. This facility is expected to have a relatively local catchment which would complement the current local neighbourhood centre offering. On this basis, it is considered that the application meets the terms of Policy 10.
- 6.8 Policy 11 states that the Council will support activities that maximise economic development and regeneration particularly through implementation of the policies in the Local Development Plan and the proposals listed in Appendix 3. Priority will be given to development proposals that deliver physical and community regeneration and positively contribute to the local economy. In this regard, the University of the West of Scotland is relocating from Almada Street to the Hamilton International Technology Park and the University is expected to be operational from that location in September 2018. As a result the existing campus will be redundant and surplus to requirements. It is considered that the proposal to redevelop the existing UWS site offers a unique regeneration opportunity to strengthen and reinvigorate Hamilton's civic core, to increase the residential population, encourage a greater mix of uses, improve

connections and create an innovative, higher density and higher quality townscape. The proposal also reflects the wider ambitions of the Council for high quality homes and public spaces that support an excellent quality of life, while blending the new development into the existing surroundings in a way that contributes to the wider town. Given the above it is considered that the proposal conforms with the terms of Policy 11.

- 6.9 The submitted Masterplan demonstrates that there is scope for between 345 and 365 residential units as part of a phased mixed use development and the redevelopment of the site would help to meet housing land requirements for both private and affordable homes. Affordable housing would be provided in line with the requirement of Policy 13 - Affordable Housing and Housing Choice. This housing would be provided in a range of size and types and would be provided close to bus stops and other local services. Affordable housing would be fully integrated into the new development and would be indistinguishable from other forms of housing. In view of the above, it is considered that the application meets the terms of Policy 13.
- 6.10 Policy 14 states that development proposals should safeguard the local green network, identified on the proposals map, and identify opportunities for enhancement and/or extension which can contribute towards:
- i placemaking,
 - ii mitigating greenhouse gases,
 - iii supporting biodiversity,
 - iv enhancing health and quality of life,
 - v providing water management including flood storage, and buffer strips,
 - vi providing areas for leisure activity, and
 - vii promoting active travel.
- 6.11 The indicative layout submitted incorporates several areas of structured landscaping and open space to enhance the urban form and character of the site and the proposal would introduce civic green space as an integral part of the street/public space network. The central green space, together with the green corridor to the north, would provide a clear and functional open space framework for the development. The development is designed to encourage walking and cycling, and access to Hamilton West Station. The design does not encourage through movement of motor vehicles and the use of low and zero carbon technologies would be addressed at the detailed design stage. Groups of existing mature trees would be retained as part of the development and are incorporated into the design. A large proportion of the proposed dwellings would overlook the central green space and all residents would have easy access to it. All surface water runoff would be dealt with through a sustainable urban drainage system (SUDS) designed as an integral part of the overall landscape design. Path connections through the green spaces offer opportunities for walking and cycling while the proposed play park would encourage physical activity and wellbeing for children. It is considered that the application site, the surrounding area and the Green Network as a whole would benefit from the enhanced leisure and ecological opportunities that the proposal provides. Any consent granted would be conditioned to ensure the submission of a landscaping scheme for the Council's further approval which could incorporate the use of native species or those with known benefits to biodiversity to ensure continued opportunities for biodiversity and leisure within the site and the surrounding area. Given the above, it is considered that the development of the site will have a positive impact on the environment and will improve the quality of life for those living in the surrounding area. On this basis I am satisfied that the proposal would have no adverse impact on the Green Network and that the application meets the terms of Policy 14.

- 6.12 Policy 15 – Natural and Historic Environment states that the Council will assess all development proposals in terms of their effect on the character and amenity of the natural and built development. In terms of the built environment there are three listed buildings in the vicinity of the application site. Whilst the application is for planning permission in principle and no details have been submitted at this stage specifying the detailed design and finish materials of the proposed buildings it is considered that the impact of the development on the setting or integrity of the listed buildings is likely to be negligible. With regard to the natural environment an ecological walkover survey has been carried out on the site which concludes that there will be no direct or indirect impacts on any known statutory or non-statutory nature conservation sites. Any habitat that would be lost or changed as a result of the proposed development would be of low value. A daytime bat assessment of the buildings within the development site was undertaken. Whilst potential roosting locations will be lost as part of the proposed works limited habitat loss in terms of treeline removal is expected and therefore, no impacts to foraging bats are predicted. Compensation and mitigation measures have been proposed to ensure that bats are not harmed as a result of the proposed works and that the local population of common pipistrelle bats are maintained at a favourable conservation status through the use of bat boxes on trees and on the new buildings. Given the above it is considered that the proposal conforms with the terms of Policy 15.
- 6.13 Policy 16 - Travel and Transport seeks to ensure that development considers, and where appropriate, mitigates the resulting impacts of traffic growth and encourages sustainable transport options that take account of the need to provide proper provision for walking, cycling and public transport. In this regard, a Transport Assessment (TA) was submitted with the application which assessed the impact on the local road network. The TA concluded that the proposed development can be accommodated in this location with no detrimental impact to the existing transport network. Each element of the proposed development would be highly accessible by a range of transport modes. The Masterplan Framework document has considered the need for the development to be in line with nationally established hierarchy of travel modes which encourage the use of non-vehicular means of travel. A clear priority on the creation of safe and direct walking and cycling routes through the site and alignment with routes to key destinations such as the station and town centre demonstrates the promotion of active travel. The proposal would provide connections from the proposed development to the surrounding pedestrian and cycling network including core paths. It is, therefore, considered that the proposal would not have an adverse impact on traffic flows or road safety and that the proposal complies with Policy 16.
- 6.14 Policy 17 - Water Environment and Flooding states that any development proposals which will have a significant adverse impact on the water environment will not be permitted. The submitted Flood Risk Assessment concludes that the site is shown to be outside areas at risk from flooding events from coastal and river waters on the SEPA Indicative River & Coastal Flood Map (Scotland). Limited areas of surface water ponding shown on this map would be removed through the development of the site. The submitted information relating to drainage and flood risk indicates that the proposed development can meet the terms of Policy 17 and conditions would be attached to any consent granted to ensure that appropriate measures are put in place to satisfy the above policy.
- 6.15 As the application is for planning permission in principle, detailed plans do not form part of the application. However, it is considered that the indicative layout submitted in the supporting information generally respects the character and topography of the local area and any future detailed or matters specified in conditions applications would be the subject of further design assessments to ensure the provision of a high quality development which accords with the various criteria contained within Policies 4 and 6.

Appropriate finish materials and boundary treatments would be addressed through these future submissions in order to compliment development in the surrounding area.

- 6.16 The proposed redevelopment of the site currently occupied by the University of West of Scotland following its relocation will provide an opportunity to create an urban village within Hamilton close to public transport and employment links. The proposed residential led redevelopment will include smaller homes for young people and families, affordable houses for rent and a care home. The proposal also seeks to provide a number of commercial developments including a hotel and small scale retail and restaurant/ leisure opportunities around the Almada Street frontage. The University population has, until now, utilised the existing businesses and the proposal seeks to enhance the existing commercial offer and cater for both existing residents and those who will occupy the proposed dwellings. The proposal offers a unique opportunity to strengthen and reinvigorate Hamilton's civic core, to increase the residential population, encourage a greater mix of uses, improve connections and create an innovative, higher density and higher quality townscape. The proposal reflects the wider ambitions of the Council for high quality homes and public spaces that support excellent quality of life while blending the new development into the existing surroundings in a way that contributes to the wider town. The proposed development meets the aims, objectives and aspirations of national policy and guidance in relation to the planning of new residential led development opportunities. Statutory consultees have raised no significant concerns in relation to the proposal and the matters which have been raised can be addressed through the use of conditions where appropriate. Three letters of representation have been received in relation to the application and the grounds of objection have been discussed in detail in Section 5 above. In summary, it is considered that the application for the proposed mixed use development conforms with both national and local plan policy and that the proposal raises no significant environmental or infrastructure issues.
- 6.17 As the proposal is considered to comply with national and local plan policy I would therefore raise no objection to the application and recommend that planning permission in principle be granted subject to the conditions listed and subject to the conclusion of the required Section 75 Obligation.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on residential or visual amenity nor raises any environmental or infrastructure issues and complies with Policies 1, 2, 4, 5, 6, 7, 10, 11, 14, 15, 16 and 17 of the adopted South Lanarkshire Local Development Plan and the supplementary guidance of the Proposed Development Management, Place Making and Design Supplementary Guidance.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

5 February 2018

Previous References

HM/17/X0250/NEW

HM/16/0148

HM/16/0147

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development Management, Place Making and Design Supplementary Guidance (2015)
- ▶ Residential Design Guide (2011)
- ▶ Neighbour notification letters dated 13.10.2017 & 27.11.2017
- ▶ Press Advertisement, Hamilton Advertiser 26.10.2017

- ▶ Consultations
 - Roads & Transportation Services (Flood Risk Management Section) 05/12/2017
 - Roads & Transportation Services (Geotechnical Section) 08/01/2018
 - Countryside & Greenspace 03/11/2017
 - S.E.P.A. (West Region) 27/10/2017
 - Scottish Water 18/10/2017
 - Environmental Services 19/10/2017
 - Education Resources 16/01/2018
 - WOSAS 30/10/2017
 - Roads Development Management Team 11/01/2018
 - Housing Services 11/01/2018
 - Arboricultural Services 25/01/2018

- ▶ Representations
 - Representation from : Derek Osborne, Clowes Developments (Scotland) Ltd, Estates, Office, The APL Centre, Stevenston Industrial Estate, Stevenston, KA20 3LR, DATED 03/11/2017 11:58:05
 - Representation from : Ian Bell, 15 Montrose Crescent, Hamilton, ML3 6LP, DATED
 - Representation from : Marlene McCaw, DATED 23/10/2017

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Jim Blake Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Ext 3657 (Tel: 01698 453657)
E-mail: jim.blake@southlanarkshire.gov.uk

CONDITIONS

- 1 Prior to the commencement of development on site, a further application(s) for the approval of any of the matters specified in this condition must be submitted to and approved by the Council as Planning Authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).
These matters are as follows:
 - (a) the layout of the site, including all roads, footways, parking areas and open spaces;
 - (b) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;
 - (c) detailed cross-sections of existing and proposed ground levels, details of underbuilding and finished floor levels in relation to a fixed datum, preferably ordnance datum.
 - (d) the design and location of all boundary treatments including walls and fences;
 - (e) the landscaping proposals for the site, including details of existing trees and other planting to be retained together with proposals for new planting specifying number, size and species of all trees and shrubs, including, where appropriate, the planting of fruit/apple trees, and details of the maintenance of all landscaping;
 - (f) the means of drainage and sewage disposal.
 - (g) the incorporation of biodiversity principles in the design of all greenspace and SUDS infrastructure;
 - (h) details of the phasing of development (covering all relevant aspects of development detailed in (a) above);
- 2 That the further application(s) required under the terms of Condition 1 above, shall include a detailed scheme for surface water drainage for the consideration and detailed approval of the Council as Planning Authority. Surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland and with the Council's Sustainable Drainage Design Criteria and requirements and shall be agreed in writing with the Council as Planning Authority in consultation with SEPA.
- 3 That the further application(s) required under the terms of Condition 1 above, shall include a Flood Risk/Drainage Assessment and Independent Check for the consideration and detailed approval of the Council as Planning Authority. This Assessment shall include confirmation that a suitable FFL is provided and procedures are considered to ensure access/egress can be obtained should flooding occur. The Assessment and Independent Check shall be carried out in accordance with the latest industry guidance listed within Section 4.0 of the Council's SuDS Design Criteria Guidance Note.
- 4 That no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of

Scotland Archaeology Service, and approved by the Council as Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Council in agreement with the West of Scotland Archaeology Service.

- 5 That no part of the development hereby approved shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.
- 6 That the further application(s) required under the terms of Condition 1 above, shall include a Noise Assessment (NA) to determine the impact of noise from the proposed development on nearby dwellings and any noise sensitive premises using the principles set out in British Standard BS 4142:1997 - Method for Rating Industrial Noise affecting Mixed Residential and Industrial Areas, or by a method agreed by the Planning Authority.

All lifts and/or hoists, including doors, guide rails and ancillary plant and machinery, as well as mechanical air handling/ air conditioning plant and ducted systems, shall be suitably isolated from the structure of the building to minimise transmission of noise and vibration to adjacent dwellings/premises.

The assessment shall be submitted to and approved by the Planning Authority and shall identify the predicted Rating Level and measured Background Noise Level at nearby dwellings and noise sensitive premises. Where the Level of Significance as described within the Scottish Government Document: Technical Advice Note Assessment of Noise, identifies changes in noise as moderate or greater (assessed with windows open), a scheme for protecting the proposed dwelling(s) from industrial/stationary noise shall be submitted to, and approved by, the Planning Authority.

(The Background Noise Level for the most sensitive period that the source could operate should be used for this assessment. Any survey submitted should assess the noise effects of any activities likely to result from the proposed development, including commercial vehicle deliveries, on adjacent dwellings and noise-sensitive premises.)

- 7 (a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.

(b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.

(c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.

- 8 That the further application(s) required under the terms of Condition 1 above, shall include details for storage and the collection of waste arising from the proposed development for the consideration and detailed approval of the Council as Planning Authority. Thereafter, the approved details shall be implemented and maintained to the satisfaction of the Council.
- 9 That the further application(s) required under the terms of Condition 1 above, shall include a scheme for the control and mitigation of dust for the consideration and detailed approval of the Council as Planning Authority. Thereafter, the approved details shall be implemented in accordance with a programme to be agreed in writing with the Council.
- 10 That the further application(s) required under the terms of Condition 1 above, shall include a feasibility report on the provision of a district heating network for the site for the consideration and detailed approval of the Council as Planning Authority.
- 11 That the further application(s) required under the terms of Condition 1 above, shall include details of all accesses (Beckford Street, Caird Street, Bothwell Road and Almada Street) designed to the National Roads Development Guidelines for the consideration and detailed approval of the Council as Planning and Roads Authority.
- 12 That the further application(s) required under the terms of Condition 1 above, shall include a parking management strategy for the consideration and detailed approval of the Council as Planning and Roads Authority. The management strategy shall detail each of the parking areas and their corresponding use. The submitted details shall outline a management strategy for the parking spaces to ensure that only residents/visitors/employees for that element can use the spaces provided. The strategy shall detail the provision of electric car charging posts, cycle parking (in communal areas/uses other than residential) and how these will be managed.
- 13 That the further application(s) required under the terms of Condition 1 above, shall include a junction analysis for the consideration and detailed approval of the Council as Planning Authority to ensure that all of the access points on Beckford Street, Caird Street, Bothwell Road and Almada Street operate within capacity. This analysis shall be undertaken using a methodology to be agreed with the Council.
- 14 That the further application(s) required under the terms of Condition 1 above shall include a review of the traffic signal junctions which were assessed in the submitted Transport Assessment for the consideration and detailed approval of the Council as Planning Authority to ensure that the existing traffic signals are working efficiently with the inclusion of development traffic for each completed phase of the development. These junctions include:
 1. Almada Street/ Union Street
 2. Almada Street/ Douglas Street
 3. Bothwell Road/ Caird Street
 4. Douglas Street/ Douglas Park Lane/ Caird Street/ New Park Street
 5. Burnbank Road/ Clydesdale Street
 6. Wellhall Road/ Peacock Way
 7. Cadzow Street/ Muir Street
 8. Muir Street/ Auchingramont Road

The scope and extent of this review and subsequent works shall be agreed with the Council and any works required shall be undertaken within 6 months of the review.

- 15 That a Travel Plan shall be submitted to and approved by the Council as Planning and Roads Authority prior to the construction of each phase of the development hereby approved.
- 16 No part of phase 3 and 4 shall commence until parking assessments, detailing mitigation measures to offset the impact of any loss of public parking spaces for each phase has been submitted to and approved by the Council as Planning and Roads Authority. Where required, these measures shall be implemented prior to the commencement of the relative phase unless otherwise agreed. These measures shall take cognisance of the route that users take to exit the main car park that will remain.
- 17 That a Traffic Management Plan (TMP) shall be submitted for the consideration and detailed approval of the Council as Planning Authority for any part of the development. The TMP shall outline the routing of construction traffic, construction staff parking area and compound, and the location of wheel washing facilities.
- 18 That the further application(s) required under the terms of Condition 1 above, shall include an updated tree survey for the consideration and detailed approval of the Council as Planning Authority.
- 19 That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.

In this condition a "retained tree" is all existing trees, particularly those within the Caird street group, Caird boundary group, Almada Street frontage/green space group, rear of 8 Beckford street, and the group of trees running west-east through the centre of the site. Consideration shall also be given to the feasibility of relocating trees within the site in line with BS5837:2012 s. 4.5.10. Paragraphs (a) and (b) below shall have effect until the expiration of (10 years) from the date of the occupation of the buildings/commencement of use of the approved development for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, without the prior written approval of the Local Planning Authority. All approved tree works shall be carried out in accordance with BS3998.

(b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of a size and species, and shall be planted at such time, as may be specified in writing by the Council as Planning Authority

- 20 That no development shall take place until a Tree Protection Plan, Arboricultural Impact Assessment, and Arboricultural Method statement in accordance with BS 5837:2012 has been submitted to, and approved in writing, by the Council as Planning Authority. The documents shall include details of the arrangements for its implementation.

- 21 That the following activities shall not be carried out under any circumstances:
- (a) No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
 - (b) No works shall proceed until the appropriate and approved Tree Protection Barriers (in line with the Tree Protection Plan) are in place, within the exception of initial tree works.
 - (c) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
 - (d) No mixing of cement or use of other materials or substances shall take place within a Root protection Area, or close enough to a Root Protection Area that seepage or displacement of those materials or substances could cause them to enter a Root Protection Area.
 - (e) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Council as Planning Authority.
- 22 That no works or development shall take place until a tree planting standard and specification for all proposed tree planting has been approved in writing by the Council as Planning Authority. The tree planting standard shall compare the pre and post development canopy cover of the site to ensure canopy cover is maintained or enhanced through retention of existing trees, new planting and design of layout that accommodate future growth of trees without conflict. The specification will include details of the quantity, size, species, soil volumes, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. In addition all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape should be similarly specified. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with the specification and in accordance with BS3936 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS4043, 1989, transplanting root-balled trees; and BS4428, 1989, Code of practice for general landscape operations (excluding hard surfaces). Tree Design Action Group's (TDAG) 'good practice guide Trees in Hard Landscapes: A Guide for Delivery in association with the CIHT, ICE, ICF and CIBSE, shall be used to inform establishment of trees in the hard landscape.
- 23 That no works or development shall take place until a review of all planning conditions attached to this approval has been approved in writing by the Council as Planning Authority. The review shall identify potential points of conflict between other conditions and those applicable to arboricultural matters, including any lack of awareness by other parties involved in the arboricultural implications, in exercising the planning consent. Where such matters are identified the relevant parties shall be made aware of their responsibilities and a written statement of their undertaking to abide by the scheme for the protection of retained trees shall be submitted to the Council as part of the review.
- 24 That no works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the Council as Planning Authority. The scheme shall be appropriate to the scale and duration of the works and may include details of:-
- a) induction and personnel awareness of arboricultural matters;

- b) identification of individual responsibilities and key personnel;
- c) statement of delegated powers;
- d) timing and methods of site visiting and record keeping, including updates;
and
- e) Procedures for dealing with variations and incidents.

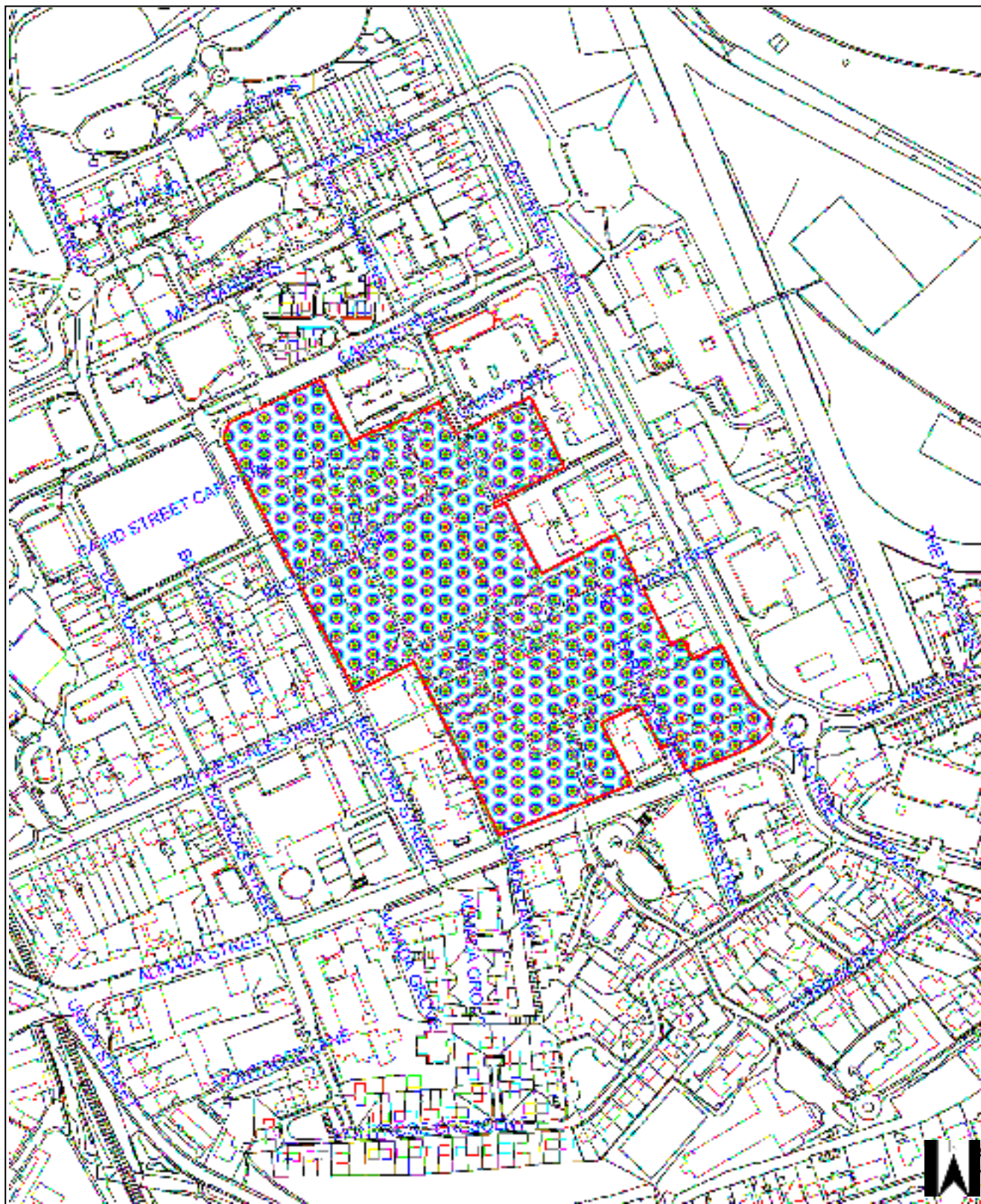
The Council may require the scheme of supervision to be administered by a qualified Arboriculturalist approved by the Local Planning Authority but instructed by the applicant.

REASONS

- 1.1 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 2.1 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 3.1 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 4.1 In the interest of amenity and in order to retain effective planning control.
- 5.1 To ensure the provision of a satisfactory sewerage system.
- 6.1 To minimise noise disturbance to adjacent occupants.
- 7.1 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 8.1 To safeguard the amenity of the area.
- 9.1 To safeguard the amenity of the area.
- 10.1 These details have not been submitted or approved.
- 11.1 These details have not been submitted or approved.
- 12.1 These details have not been submitted or approved.
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- 14.1 These details have not been submitted or approved.
- 15.1 These details have not been submitted or approved.
- 16.1 These details have not been submitted or approved.

- 17.1 These details have not been submitted or approved.
- 18.1 In the interest of amenity and in order to retain effective planning control.
- 19.1 To ensure the protection and maintenance of the existing mature trees within the site.
- 20.1 To ensure the protection and maintenance of the existing mature trees within the site.
- 21.1 In the interest of amenity and in order to retain effective planning control.
- 22.1 In the interest of amenity and in order to retain effective planning control.
- 23.1 In the interest of amenity and in order to retain effective planning control.
- 24.1 In the interest of amenity and in order to retain effective planning control.

For information only



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