

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>26 March 2019</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	CL/17/0514
Planning proposal:	Erection of 16 dwellings, formation of access and associated ground works

## 1 Summary application information

Application type:	Detailed planning application
Applicant:	Lovell Partnership Limited
Location:	Land At Former Lanark Grammar School Albany Drive Lanark South Lanarkshire

## 2 Recommendation(s)

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

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached

### 2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.

## 3 Other information

- ♦ Applicant's Agent: Teri Porter
- ♦ Council Area/Ward: 02 Clydesdale North
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan: (Adopted 2015)**  
Policy 2: Climate Change  
Policy 4 Development management and placemaking  
Policy 6: General urban area/settlements  
Policy 12: Housing Land  
Policy 14: Green network and Greenspace

**Proposed South Lanarkshire Local Development Plan 2 (2018)**

Policy 2 Climate Change  
Policy 3 General Urban Areas  
Policy 5 Development Management and  
Placemaking  
Policy 11 Housing Land  
Policy 13 Green network and Greenspaces

◆ **Representation(s):**

▶	7	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

RT Flood Risk Management Section

# **Planning Application Report**

## **1 Application Site**

- 1.1 The application site extends to 0.7 hectares lying between Albany Drive and Kirklands Road, Lanark. The ground has previously been cleared of the buildings and play grounds of Lanark Grammar and is now a mixture of recolonising grasses and shrubs with three mature lime trees on the Albany Drive boundary and two trees within the site. The site slopes south and south-westward down to Kirklands Road, and has two infrastructure wayleaves which run through the site – one for Scottish Water and one for Scottish Power. The latter is also the route of a 2 metre wide hard surfaced footpath giving pedestrian access from Albany Drive to Lanark Grammar's car park which is itself accessed from Kirklands Road. The site is bordered to the west, north and south by existing housing and to the east by the aforementioned school estate.

## **2 Proposal(s)**

- 2.1 The applicant seeks planning permission for the erection of 16 two storey dwellings incorporating a range of styles and sizes ranging from 3 to 4 bedroom units, mainly detached properties. The properties will be partially faced with coloured render and stone, and stone will also be used to highlight architraves and quoins. The pitch of the roofs and the eaves details have been designed to reflect the existing architectural style of the properties along Albany Drive.
- 2.2 Fourteen of the proposed dwellinghouses would be accessed from the private road, Albany Drive and two from Kirklands Road. Of those using the private road, nine would have driveways directly onto Albany Drive itself while the remaining five would be accessed from a private cul-de-sac. The submitted layout shows that the existing 900mm high boundary wall along Albany Drive will be partially retained as garden boundary for nine of the houses.
- 2.3 As supporting documents the applicant has submitted an Ecology Report and a Tree Survey.

## **3 Background**

### **3.1 Local Plan Status**

- 3.1.1 The adopted South Lanarkshire Local Development Plan identifies the site as housing supply land and as lying within the settlement boundary of Lanark where Policies 6 - General Urban Area/Settlement and 12 Housing Land apply respectively. In addition, Policies 2: Climate Change, 4: Development Management and Place Making, and 14 Green network and greenspace are relevant, as are the Supplementary Guidance's on Development Management, Place Making and Design and Sustainable Development and Climate Change. The Council's Residential Development Guide should also be taken into consideration.

### **3.2 Relevant Government Advice/Policy**

- 3.2.1 In terms of residential development, Scottish Planning Policy (SPP) advises that the planning system should identify a generous supply of land to support the

achievement of housing land requirements and maintaining at least a 5 year supply of land at all times. It should also enable the development of well designed, energy efficient, good quality housing in sustainable locations and focus on the delivery of allocated sites. Consideration should be given to the re-use or re-development of brownfield land before development takes place on greenfield sites.

- 3.2.2 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance, Policies 2 'Climate Change', 3 'General Urban Areas', 5 'Development Management and Placemaking', 11 'Housing', and 13 'Green Network and Greenspaces' are relevant.

### 3.3 Planning Background

- 3.3.1 There have been no relevant planning applications in the past five years. The site was identified as housing land in the South Lanarkshire Local Development Plan (adopted in 2015).

## 4 Consultation(s)

- 4.1 **Roads and Transportation Services Development Management Team** – raised no objections subject to conditions relating to a number of matters including visibility, parking spaces for construction staff and wheel washing facilities. The delivery route for construction traffic will have to be approved and, thereafter, a dilapidation survey carried out.

**Response:** Noted. These matters can be addressed by conditions attached to any consent issued.

- 4.2 **Roads and Transportation Services HQ (Flooding Unit)** – offer no objection subject to conditions requiring the submission of a Flood Risk Assessment and the provision of a Sustainable Urban Drainage System (SUDS).

**Response:** Noted. Should consent be granted, conditions can be attached to cover these matters.

- 4.3 **Environmental Services** – have raised no objections to the proposal.

**Response:** Noted.

## 5 Representation(s)

- 5.1 In response to the carrying out of neighbour notification and the advertisement of the application, 7 letters of objection have been received. The issues raised are summarised below:

- a) **Concerns have been raised regarding the physical impact of construction traffic on the narrow private road, Albany Drive, and the infrastructure that lies below. Residents have had to call out Scottish Water on numerous occasions to resolve problems with the mains drains. The surface of Albany Drive has recently been re-laid, and all**

residents have a note in their title deeds about contributing to the surface's maintenance. Will this be incorporated into the Title Deeds of the proposed houses? A survey of Albany Drive and its underground services should be undertaken in advance of any construction works and after a period of 18 months to 2 years, with any damage repaired at the developer's expense.

**Response:** The applicant is aware of the private status of Albany Drive. The issue of burden on the title of any new property is a legal matter for the parties concerned. A planning condition will be attached to any consent issued requiring a condition survey of the roads be undertaken in conjunction with Roads and Transportation Services. In relation to the ability of infrastructure, such as mains drainage to accommodate further dwellings, the developer will have to seek Scottish Water's permission for a connection. That process may highlight whether any improvements or upgrades are necessary.

- b) **Car traffic already travels too fast on Albany Drive, and with 14 new houses using Albany Drive this would adversely affect opportunities for residents' children playing outside safely, and as such traffic calming measures would be helpful. In addition the pedestrian route from Albany Drive down into Lanark Grammar is used by many school pupils. The existing traffic bollards which prevent access into Albany Drive from Braxfield Road should be retained to prevent the Drive becoming a short cut. As a temporary measure a controlled barrier entry could be used instead of the bollards and this could provide an easier access to lorries during the initial construction phase. Alternatively construction traffic could access the site from Kirklands Road.**

**Response:** The proposal has been considered by Roads and Transportation Services who have raised no objections to the proposal subject to a number of conditions pertaining to construction traffic routes, their management and condition surveys.

- c) **The current access to Lanark Grammar School is narrow and properties along its length have physical boundaries which restrict visibility, so the addition of extra driveways onto Kirklands Road will add to safety issues for children going to and from school, as well as all the vehicles travelling to the Grammar and the Additional Support Needs Faculty. Where the proposed driveways will be positioned is a "pinch" point, where vehicles have to stop to allow other vehicles to pass. Previously construction traffic caused structural damage to houses on this road and at the junction of Kirklands Road with Braxfield Road and this should not be allowed to happen again.**

**Response:** Noted. The proposal has been considered by Roads and Transportation Services who have raised no objections to the proposal subject to a number of conditions pertaining to construction traffic routes, their management and condition surveys.

- d) **The design of the proposed new houses is out of character with the surrounding dwellings which are mainly sandstone fronted villas with slate roofs. The submitted plans show only small insignificant**

elements of stonework being used with the main external treatment being render. In addition there is no indication if use is to be made of the stonework remaining on site from the demolished school, and the proposal would necessitate the removal of the most part of the sandstone wall and iron railings which formed the school boundary. If a cul-de-sac layout was utilised instead of the proposed layout, it would allow the majority of the boundary wall and railings to be retained and used as the rear of the new houses.

**Response:** Following discussions with the applicant, amendments have been made to the design and fenestration of the proposed dwellings and it is considered that these revisions better reflect the particular architectural characteristics of existing houses in the immediate area. The mix of finishes on the exteriors, while not a mirror image of Albany Drive is considered to be sympathetic and economically viable. The site layout shows the existing 900mm high boundary wall onto Albany Drive being retained to form front garden walls. In relation to the site layout, if the entire development were to be laid around a cul-de-sac, it would have resulted in 'dead' or rear elevations facing Albany Drive with garden fences of 1.8 metres high further detracting from the Drive's character.

- e) **The proposals will necessitate the removal of the large mature trees which are an integral part of the character of Albany Drive. The removal of them and their root systems has the potential to damage the foundations of existing houses and any damage caused to existing homes should be repaired at the cost of the developer. Local wildlife use the site, and all necessary measures should be taken to ensure their safe removal and relocation.**

**Response:** An ecology survey has been submitted which shows there are no permanent sites used by European protected species. As advised by Scottish Natural Heritage (SNH), a planning condition will be attached to any consent issued requiring an update to the survey no earlier than six months before work starts on site. The three lime trees along Albany Drive are more than 20 metres away from existing properties. To compensate for the loss of all the trees, a landscape scheme including the planting of appropriate trees will be a condition of any consent issued.

- f) **Parking within Albany Drive is already a problem in the evenings and at weekends, when residents and visitors need to park on the side of the road earmarked for development. Despite showing triple driveways and some garage parking for the new houses, in some new development this in reality only means space for two cars due to their dimensions. Consideration should be given to visitor and overflow parking.**

**Response:** Roads and Transportation Services have considered the proposal including parking provision and have raised no objections.

- g) **The proposed plans indicate that a property will be positioned very close to the rear boundary of properties on Kirklands Road. To ensure continued privacy, assurances are sought that the existing leylandii are maintained to prevent any overlooking.**

**Response:** The separation distance from the rear of numbers 3/3A Kirklands Road to the gable of the proposed house is 25 metres. This gable will only feature an en-suite window.

- h) The school community are concerned that a building site next to an active school may cause disruption, and seek assurances that the developer will consider timetabling construction works to avoid prelim and SQA examinations. Also that Kirklands Drive should not be the main site entrance during the construction, and that existing safe walking routes to school are maintained.**

**Response:** Noted.

- 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 applicant seeks detailed planning consent for the erection of 16 dwellinghouses and associated infrastructure at Albany Drive, Lanark. The determining issues in considering this application are its compliance with the policies of the adopted South Lanarkshire Local Development Plan, its associated Supplementary Guidance and the Council's Residential Development Guide, the impact on the amenity of the adjacent properties and surrounding area, and road safety.

- 6.2 The application site is considered to be brownfield as it formerly contained the original Lanark Grammar buildings. It lies within the Lanark settlement boundary but outwith the conservation area. It is identified as part of the housing land supply through Policy 12 – Housing Land. As such, residential development is considered to be acceptable, in principle, subject to compliance with other Council policy and guidance on new residential development with particular reference to layout and design. Policy 2: Climate Change and the associated Supplementary Guidance seeks to, where possible, minimise and mitigate against the effects of climate change and sets out a range of criteria which new development should consider to achieve this. The proposed development is consistent with the criteria being sustainably located in terms of access to public transport, and through its reuse of vacant land.

- 6.3 Also of relevance are Policies 4: Development Management and Place Making and 6: General Urban Area/Settlements along with the supplementary guidance on Development Management, Placemaking and Design. These require the Council to seek well designed proposals which integrate successfully with their surroundings, by taking account of the local context and built form in terms of scale, massing, design, external materials and impact on amenity. In addition, development should be well related to existing development, public transport, local services and facilities. The submitted layout echoes the established development pattern along Albany Drive and Kirklands Road by having a mix of detached and semi-detached dwellings addressing the street, with a discrete cul-de-sac for five dwellings within the middle of the application site. While the precise architectural details and individual variations of the existing houses would be difficult to accurately replicate with modern materials and building techniques, the amendments made by the applicant to roof pitches and fenestration have

addressed the desire to respect the character of the area. Careful consideration to the external material palette will ensure that the proposed houses will attain a quality considered appropriate to the locality. The layout largely complies with the Council's Residential Development Guide in terms of plot ratio, window to window distances and parking provision though some of the garden depths are slightly less than 10 metres. However, it is considered that the number of proposed houses is appropriate for the size of the application site, and that overall quality and residential amenity will not be compromised. The layout also maintains the existing pedestrian link from Albany Drive into Lanark Grammar, which assists with the safe movement of school pupils in the wider area. In view of this, the proposals are considered to be in compliance with Policies 4 and 6 and associated Supplementary Guidance.

- 6.4 The application site is also zoned as part of a Green Network and Greenspace area, where Policy 14 advises that development proposals should safeguard the local green network. Partial loss of such space will be considered where it can be demonstrated that there would not be a significant or adverse impact on the landscape character and amenity of the site and surrounding area. As noted above, the application site has been cleared of the former Lanark Grammar and the ground secured by chain-link fencing or railings. Other than five mature trees at the Albany Drive side of the site, there is no vegetation or tree cover of note. While all the trees will be lost, the submission of a landscaping plan will be a condition of any consent issued. This should incorporate tree planting appropriate for the site. Possible use of the site by local wildlife will be re-assessed before any development commences on site, but nonetheless an open "corridor" from Kirklands Road, into the centre of the site, will be maintained to facilitate wildlife movement. It is considered that the proposed development improves the site's current degraded appearance and doesn't adversely impact on ecology, and is compliant with Policy 14.
- 6.5 On 29 May 2018 the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposals accords with Policies 2, 4, 6, 7, 12 and 14 in the proposed local plan.
- 6.6 In view of all of the above, and taking into account the current local development plan context, the proposal represents an appropriate form of residential development for the application site, and it is therefore recommended that detailed planning consent be granted subject to the conditions listed.

## **7 Reasons for Decision**

- 7.1 The proposal will not adversely impact on residential or visual amenity and raises no road safety concerns. The development complies with Policies 2, 4, 6, 12, and 14 of the adopted South Lanarkshire Local Development Plan together with the relevant Supplementary Guidance.

**Michael McGlynn**  
**Executive Director (Community and Enterprise Resources)**

Date: 15 March 2019

**Previous references**

- ◆ None

**List of background papers**

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 7 February 2019
  
- ▶ Consultations

Roads Development Management Team	08.03.2018
Environmental Services E-consult	17.04.2018
RT Flood Risk Management Section	05.03.2018
▶ Representations	Dated:
Susan Kelso, 3 Kirklands Road, Lanark, ML11 9AJ	02.01.2018
Niall and Deborah Strang, 23 Braxfield Road, Lanark, ML11 9AH	08.01.2018
Claire and Nick Somerville, 36 Albany Drive, Lanark ML11 9AG	22.02.19
Dr John COPLAND, 41 Albany Drive, Lanark, South Lanarkshire, ML11 9AF	16.02.2019
Michael McLintock	18.12.2017
Michael McLintock	27.02.2019
Lanark Grammar School Parent Council	15.01.2018

**Contact for further information**

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

Ailsa Shearer, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton,  
ML3 6LB  
Phone: 01698 455273  
Email: [ailsa.shearer@southlanarkshire.gov.uk](mailto:ailsa.shearer@southlanarkshire.gov.uk)

Detailed planning application

Paper apart – Application number: CL/17/0514

### **Conditions and reasons**

01. That no earlier than 6 months prior to the commencement of any development within the application site, an update to the Extended Phase 1 Survey dated February 2018, shall be undertaken of the application site to determine the presence or absence of badgers at the site, with particular reference being to the laying-up areas, and submitted to and approved by the Council as Planning Authority. For the avoidance of doubt these surveys shall incorporate Badger Protection Plans which provide details of measures to protect the site from potential future badger activity, measures to allow the free movement of badgers through the site, measures to reduce the risk of badger road mortalities and measures to prevent badgers establishing new setts within the application site during the various phases of development.

Reason: In order to protect this European Protected Species.

02. That the roof of the dwellinghouses and garages shall be clad externally in natural slate.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

03. That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

04. That before development starts, full details of the re-instatement of the boundary wall and railings fronting onto Albany Drive, plus details of all other fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

05. That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 4, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

06. That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:
- (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development;
  - (b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees;
  - (c) details of any top-soiling or other treatment to the ground;
  - (d) sections and other necessary details of any mounding, earthworks and hard landscaping;
  - (e) proposals for the initial and future maintenance of the landscaped areas;
  - (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.

Reason: To ensure the appropriate provision of landscaping within the site.

07. That the landscaping scheme, approved under the terms of Condition 6 above, shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the last dwellinghouse hereby approved, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason: In the interests of the visual amenity of the area.

08. That no dwellinghouse 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.

Reason: To ensure the provision of a satisfactory sewerage system.

09. That before any of the dwellinghouses hereby approved are occupied, a drainage system capable of preventing any flow of water from the site onto the public road or neighbouring land, or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.

Reason: To ensure the provision of a satisfactory drainage scheme.

10. That before any development commences on site, details of facilities for the storage of refuse within the site, including design, location, external finishes and access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwelling unit shall be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority.

Reason: To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.

11. That no dwellinghouse shall be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of satisfactory vehicular and pedestrian access to the dwellings.

12. Development shall not commence until details of all surface finishes to parking bays, parking courts and curtilage parking areas has been submitted for the consideration and written approval of the Council as Planning Authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the Council as Planning Authority.

Reason: To retain effective planning control and safeguard the amenity of the area.

13. That before the development hereby approved is completed or brought into use, all of the parking spaces as shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of adequate parking facilities within the site.

14. That before the development hereby approved is completed or brought into use, driveway visibility splays of 2m metres by 20 metres measured from the road channel shall be provided on both sides of the driveway access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

15. That all dwellinghouses without garages shall have driveways with a minimum length of 12 metres measured from the heel of the footway/service strip and the first 2 metres of each driveway as measured from the heel of the footway/service strip shall be hard surfaced across its full width to prevent deleterious material being carried onto the public footway and/or carriageway.

Reason: To ensure the provision of adequate on-site parking facilities to reduce the incidence of roadside parking.

16. That none of the garage driveways shall have a gradient in excess of 1:10.

Reason: In the interests of traffic and public safety.

17. The developer shall ensure that any vehicle transporting excavated material on or off site must be treated by means of adequate wheel washing facilities. This facility will require to be in operation at all times during any earth moving operations. The wheel washing facility must be fully operational prior to any works commencing on site. A "clean zone" shall be maintained between the end of the wheel wash facility and the public road.

For the avoidance of doubt, and to ensure that the road network immediately adjacent to the site is kept clear of mud and debris, the developer shall ensure a road brush motor is made available throughout the construction period.

Reason: In the interests of traffic and public safety.

18. That during the construction phase the developer shall form an area specifically for site staff parking. For the avoidance of doubt, under no circumstance shall vehicles associated with the site park on Albany Drive, Kirklands Road or within Lanark Grammar's car park.

Reason: In the interests of traffic and public safety.

19. That before development commences on site a Traffic Management Plan (TMP) shall be submitted to and approved by the Council as Roads and Planning Authority, and thereafter shall be maintained to the satisfaction of the Council. The TMP shall include time restrictions for incoming and outgoing construction vehicles during school term times (08:00 to 09:15 and 15:30 to 16:15 on Monday to Thursdays and 08:00 to 09:15 and 12:45 to 13:30 on Fridays.)

Reason: In the interests of public safety.

20. That prior to the commencement of any development on site, the developer shall in association with the Council as Roads Department prepare a dilapidation survey of Albany Drive and Kirklands Road. For the avoidance of doubt, during the construction period the roads within the delivery route shall be maintained by the applicant, or repaired by the Council as Roads Department and recharged accordingly.

Reason: In the interests of traffic safety.

21. That prior to any work starting on site, a Flood Risk/Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning and Roads Authority.

Reason: To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.

22. That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

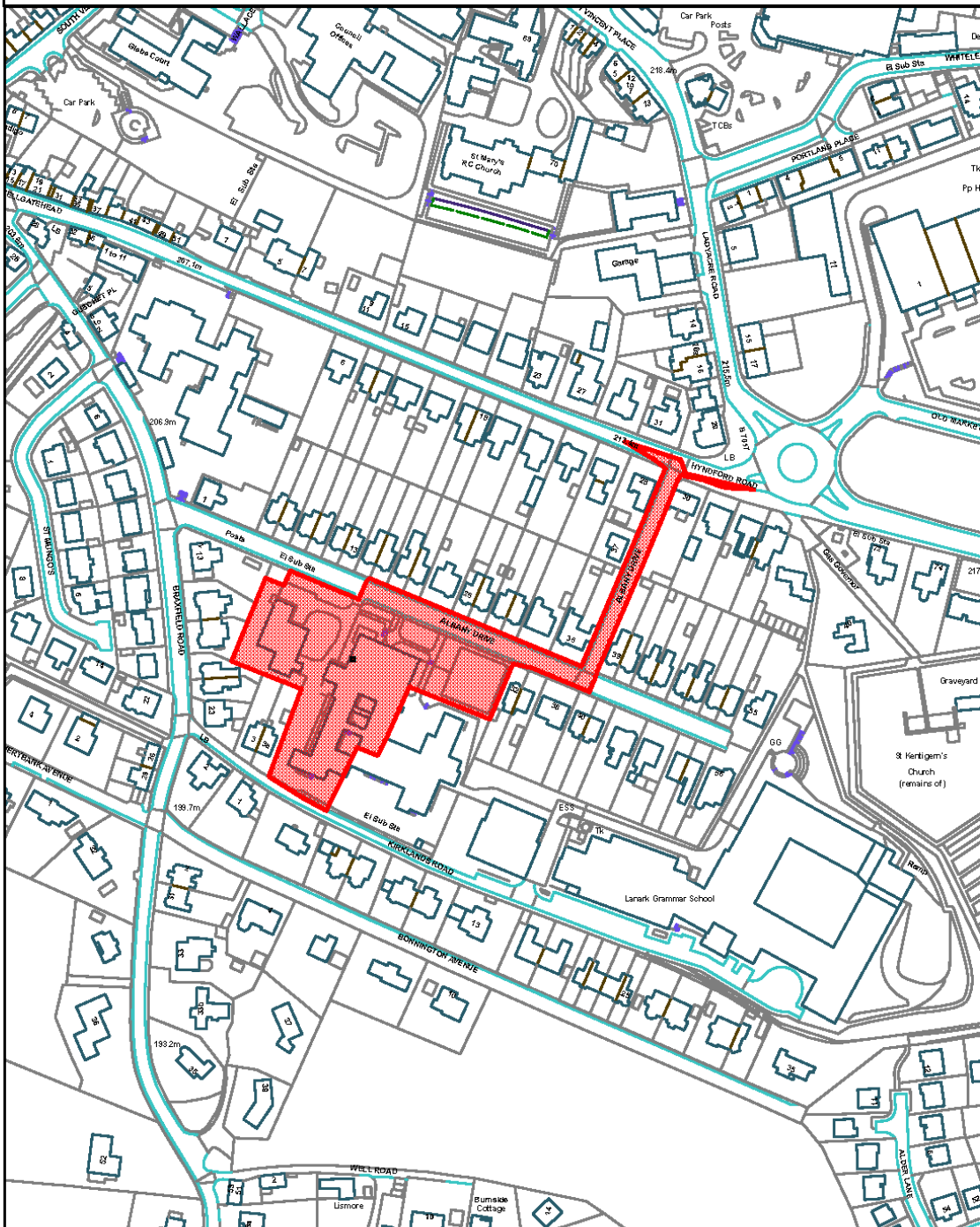
Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

23. Noise from construction works during school opening hours shall not exceed an LAeq of 35dB as measured within any classroom, as defined within the World Health Organisation document 'Guidelines for Community Noise'. Cognisance shall also be given to the Department for Education document 'Acoustic Design of Schools: Performance Standards Building Bulletin 93'. If noise ingress is found to be at disruptive levels, in terms of speech intelligibility within any classroom as a result of construction works, further noise restrictions may be applied.

Reason: To safeguard the amenity of the area.

CL/17/0514

Land at Former Lanark Grammar School, Albany Drive, Lanark



© Crown copyright and database rights 2018 OS 100020730. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



Scale:  
1:2,500  
Date:  
28/02/2019



**South Lanarkshire Council**  
**Community and Enterprise Resources**  
Planning and Economic Development