

Report

Report to:	Planning Committee
Date of Meeting:	1 May 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	HM/18/0014
Planning proposal:	Residential development and associated roads, footpaths, open space, SUDs and landscaping (100 units)(Approval of Matters Specified in Conditions 2, 5, 6, 8, 9, 10, 11, 14, 15, 16, 18, 19 and 20 of planning permission in principle HM/10/0052)

1 Summary application information

Application type:	Approval of matters specified in conditions.
Applicant:	BDW Trading Ltd
Location:	Brackenhill Farm Meikle Earnock Road Hamilton ML3 8RN

2 Recommendation(s)

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

- (1) Grant matters specified in conditions - subject to conditions (based on the conditions attached).

2.2 Other actions/notes

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

1 3 Other Information

- Applicant's Agent: None
- Council Area/Ward: 18 Hamilton West and Earnock
- Policy Reference(s): **South Lanarkshire Local Development Plan**
Policy 1 - Spatial Strategy
Policy 4 - Development Management and Place Making
Policy 5 - Community Infrastructure Assessment
Policy 12 - Housing Land
Policy 13 - Affordable Housing and Housing Choice
Policy 14 - Green Network and Greenspace
Policy 15 - Natural and Historic Environment
Policy 17 - Water Environment and Flooding

South Lanarkshire Local Development Plan:

Supplementary Guidance
**Development Management, Place Making
and Design SG**
Policy DM1 - Design

Residential Design Guide SG

Green Network and Green Spaces SG

Affordable Housing SG

Natural and Historic Environment SG
Policy NHE18 - Walking, Cycling and Riding
Routes
Policy NHE 19 - Protected Species
Policy NHE 20 - Biodiversity

**Sustainable Development and Climate
Change SG**
Policy SDCC2 - Flood Risk
Policy SDCC3 - Sustainable Drainage Systems
Policy SDCC4 - Water Supply
Policy SDCC5 - Foul Drainage and Sewerage

○ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

○ Consultation(s):

Roads & Transportation Services (Hamilton Area)

Roads & Transportation Services (Flood Risk Management)

Environmental Services

Community Resources – Play provision

Countryside & Greenspace

Facilities, Waste & Ground Services (Arboriculture)

Scottish Water

West of Scotland Archaeology Service

Planning Application Report

1 Application Site

- 1.1 The application relates to an area of previously undeveloped land located to the south of Meikle Earnock Road, which lies to the west of Hamilton. The site extends to approximately 6.9 hectares and was associated with former Brackenhill Farm.
- 1.2 The land surrounding the application site to the north, east and south is currently agricultural in character, however it is noted that these areas form part of the application site for the proposed Hamilton Community Growth Area (HCGA)(Application no.: HM/10/0052) and will be the subject of future residential development. The land to the west is current being developed in connection with the delivery of the HCGA (Application HM/16/0022).

2 Proposal(s)

- 2.1 This Matters Specified in Conditions (MSC) application seeks to address the terms of the conditions attached to planning permission in principle application (HM/10/0052) relative to the development of the Hamilton Community Growth Area (HCGA) and relates solely to the site identified above. Further applications will be submitted in respect of the remainder of the HCGA area and the conditions attached to the Permission in Principle approval. In this regard it is noted that the proposed layout incorporates appropriate pedestrian access into the neighbouring development site.
- 2.2 The current proposal relates to a residential development comprising 100 units (a mix of detached and semi-detached properties) and associated roads, infrastructure and landscaping. The site will be directly accessed from two separate points onto Meikle Earnock Road which is being upgraded as part of the proposed HCGA works.
- 2.3 The conditions to be addressed through this application area as follows:

Condition Number:

- 2 Submission of further details – site layout, building designs, cross-sections, access details, boundary treatments, wall details, details for drainage/sewerage, phasing, Landscape Plan, Bio-diversity Plan and Access Plan
 - 5 Requirement for submission of a Design Statement
 - 6 Details for the phasing of the development
 - 8 Bus Service Strategy
 - 9 Roads/Cycle ways/Footpath/Bus Infrastructure Design details
 - 10 Drainage Assessment
 - 11 Flood Risk Assessment
 - 14 Flood Risk Assessment Independent Verification
 - 15 Biodiversity Plan
 - 16 Outdoor Access Plan
 - 18 Landscape Plan
 - 19 Control and Minimization of the Emission of Pollutants
 - 20 Archaeological Watching Brief
- 2.4 A Transportation Statement, Ground Investigation Report, Surface Water Management Plan, Archaeological Evaluation, Phase 1 Habitat Survey, Design and Access Statement, Air Quality Assessment, Tree Survey and Arboricultural Constraints Report and Landscape Proposal Plans were submitted with the application as supporting documents.

- 2.5 In response to Roads and Transportation Service's initial concerns the applicants have carried out minor amendments to the submitted layout to address these concerns.

3 Background

3.1 Local Plan Policy

- 3.1.1 In terms of the South Lanarkshire Local Development Plan (2015) (SLLDP) the application site is designated as being a Community Growth Area for Hamilton (Policy 1 – Spatial Strategy) and as forming part of the Council's housing land supply (Policy 12). Residential uses are supported within such sites, subject to compliance with normal development management criteria.

- 3.1.2 A number of other policies within the adopted SLLDP are also considered appropriate to the determination of this application, namely, Policy 4 - Development Management and Placemaking, Policy 5 - Community Infrastructure Assessment, Policy 13 - Affordable Housing and Housing Choice, Policy 14 - Green Network and Greenspaces, Policy 15 - Natural and Historic Environment, and Policy 17 - Water Environment and Flooding. These policies are supported by Supplementary Guidance, which forms part of the Development Plan for South Lanarkshire, including:

- Development Management, Place Making and Design SG
Policy DM 1 – Design
- Affordable Housing SG
- Green Network and Greenspaces
- Natural and Historic Environment SG
Policy NHE18 - Walking, Cycling and Riding Routes, Policy NHE19 - Protected Species Policy NHE 20 - Biodiversity
- Sustainable Development and Climate Change SG
Policies SDCC 2 - Flood Risk, SDCC 3 - Sustainable Drainage Systems, SDCC 4 - Water Supply and SDCC 5 - Foul Drainage and Sewerage
- Residential Design Guide

The aim of these policies and guidance is to seek well designed developments which are located in appropriate locations, appropriately serviced and result in no adverse impact.

- 3.1.4 The content of the above policies and how they relate to the proposal is assessed in detail in Section 6 of this report.

3.2 Relevant Government Advice/Policy

- 3.2.1 Scottish Planning Policy (2014) (SPP) highlights that the presumption in favour of development does not change the statutory status of the development plan as the starting point for decision-making and advises that proposals that accord with up-to-date plans should be considered acceptable in principle. In terms of residential development, SPP advises that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements.

3.3 Planning Background

- 3.3.1 An application for the Development of Community Growth Area, Comprising Housing, Neighbourhood Centre, Community Facilities, Access Roads, Open Space and Landscaping (Planning in Principle application HM/10/0052) was granted planning permission in May 2017 following the conclusion of a planning obligation under

Section 75 of the Planning Act, which ensures that financial contributions are made at appropriate times during the development towards education provision, roads infrastructure improvements, community facilities, open space/landscaping and recreational provision, and affordable housing.

3.3.2 In connection with the delivery of the Hamilton Community Growth Area a number of applications have been received, and approved, to address the Matters Specified in the Conditions attached the approval for Planning in Principle (HM/10/0052) as they relate to the various sites. These include:

- HM/16/0022 – Land at Brackenhill Farm – Stewart Milne Homes
- HM/16/0486 – Land to the north of Highstonehall Road – Miller Homes and Avant Homes
- HM/17/0047 – Land at Brackenhill Farm – Stewart Milne Homes and Bellway Homes
- HM/17/0424 – Highstonehall Road – Miller Homes

4 Consultation(s)

4.1 **Roads and Transportation Services (Hamilton Area)** – have offered no objections to the proposed development subject to conditions relative to minor changes to driveway standards and road surface finish materials.

Response: - Appropriately worded conditions and informatives can be incorporated into any consent to address the matters raised

4.2 **Roads and Transportation Services (Flood Risk Management)** – have no objections to the proposal, subject to appropriate conditions.

Response: Appropriately worded conditions and informatives can be incorporated into any consent to address the matters raised.

4.3 **Environmental Services** – Have offered no objections to the proposal subject to the submission of a revised air quality assessment.

Response:- An appropriately worded condition can be incorporated into any consent to address the matters raised.

4.4 **Community- play provision/ community contributions**– have advised that they have no objections to the proposal for play provision within the development. They understand that a financial contribution has been agreed in relation to the impact of the wider Hamilton Community Growth Area on existing community facility provision.

Response:- Noted. It is confirmed that the requirement for a financial contribution towards any impact on community facilities, has been addressed through the conclusion of the Planning Obligation entered into in respect of the Planning in Principle approval for the overall HCGA (HM/10/0052).

4.5 **Countryside and Greenspace** – have offered no objections.

Response:- Noted.

4.6 **Facilities, Waste and Ground Services (Arboriculture)** – have offered no objections subject to appropriately worded conditions to protect existing trees within the site.

Response: - Appropriately worded conditions and informatives can be incorporated into any consent to address the matters raised.

4.7 **Scottish Water** – have offered no objections to the proposal.

Response: - Noted.

- 4.8 **West of Scotland Archaeology Service** – have offered no objections to the proposal.

Response: - Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken and the application advertised in the Hamilton Advertiser; in terms of the Non-notification of Neighbours. No letters of representation have been received in response to these processes.

6 Assessment and Conclusions

- 6.1 This Matters Specified in Conditions application has been submitted to address the terms of Conditions 2, 5, 6, 8, 9, 10, 11, 14, 15, 16, 18, 19 and 20 attached to planning permission in principle HM/10/0052 relating to a phase of development at the Hamilton Community Growth Area. The applicants now seek detailed consent for a residential development of 100 dwellinghouses, associated roads, infrastructure and landscaping on land previously associated with Brackenhill Farm, Meikle Earnock Road, Hamilton.
- 6.2 The requirements of the above conditions are set out within Section 2 of this report. It is considered that sufficient details have been provided in support of the current application to satisfy these requirements and allow for the assessment and determination of the detailed proposals now presented.
- 6.3 In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise. The determining issues in consideration of this application therefore are its compliance with national and local plan policy and its impact on the amenity of adjacent properties and on the local road network.
- 6.4 Scottish Planning Policy highlights that where a proposal accords with up-to-date development plans, it should be considered acceptable in principle. The site is identified within the adopted local plan as being suitable for residential development through its designation as a part of the Community Growth Area for Hamilton. The proposed use therefore raises no issues from a land use perspective and can be considered to accord with national planning policy.
- 6.5 The adopted South Lanarkshire Local Development Plan (2015) (SLLDP) identifies the application site as being within the Hamilton Community Growth Area (Policy 1) and forming part of the Council's housing land supply (Policy 12). The principle of the use of the site for residential purposes is, therefore, acceptable, subject to compliance with normal development management criteria. It is noted that parts of the application site are also identified as being a Green Network/Priority Greenspace (Policy 14) within the adopted SLLDP. However, the development area lies largely outwith this designation and any loss will not have a significant impact on this designation due to the proposed development layout and the protection and enhancement of the network through the proposed landscaping works. The proposal therefore raises no issues in terms of Policy 14 and its supporting guidance.
- 6.6 The matters considered appropriate, in terms of development management criterion, are set out within Section 3.1.2 above. Principally, the stated policies and guidance seek to ensure that any development does not adversely impact on the amenity of such areas, can be adequately serviced and has been designed in manner which takes cognisance of appropriate guidance and the area within which it is located.

Having considered the design and layout of the development, I am satisfied that the scheme is capable of being developed, subject to conditions, without conflict with the general requirements of the applicable policies and guidance.

- 6.7 In terms of the detailed design of the development, it is considered that the proposed layout for the development is acceptable and that it meets the main standards set out in the Council's Residential Design Guide, particularly in relation to road layout, house to plot ratios, rear garden depths, open space and car parking provision. It is considered that the proposed development is of a high quality design incorporating a suitably high standard of materials. It is also noted that Meikle Earnock Road is being upgraded as part of the wider HCGA proposals. The proposed development therefore raises no road safety concerns and accords with Policies 4 and DM 1 of the SLLDP and supplementary guidance.
- 6.8 The site has been assessed in terms of flood risk and drainage and will be developed in accordance with the principles of sustainable urban drainage. The proposal is therefore acceptable in this respect. In addition, foul drainage will be treated in accordance with the specification and requirements of both Scottish Water and the Council's Flood Risk Management guidance. On this basis it is considered that the proposal accords with Policies 17, SDCC 2, SDCC 3, SDCC 4 and SDCC 5 of the SLLDP and supplementary guidance.
- 6.9 The proposal will result in the development of a site which is largely undeveloped. Given the nature of the proposed development it is inevitable that there will be some impact in terms of wildlife habitats. However, I am satisfied that the proposed development has been designed in such a manner that it takes cognisance of the surrounding area and has properly assessed any impact on wildlife species and habitats. Any requirement highlighted within the supporting documents can be conditioned as part of any consent issued. On this basis, the proposal is considered to meet the requirements of Policies 14, 15, NHE18, NHE19 and NHE20. Furthermore, the site is capable of integrating well with the adjacent footpath network and amenity areas (Policy NHE18 applies), and with other development proposals within the area.
- 6.10 The Council's adopted policy on Community Infrastructure Assessment (Policy 5) requires that a financial contribution from developers will be sought where it is considered that a development requires capital or other works or facilities to enable the development to proceed. These matters were addressed through the determination of the previous Planning in Principle application (HM/10/0052) and a legal obligation, between the applicants, landowners and the Council has been agreed to ensure the provision of appropriate funding/delivery of works. With regard to the provision of affordable housing, in accordance with Policy 13 and the Affordable Housing SG, land has been allocated within the wider HCGA area and, therefore, there is no requirement within the current application site for such provision.
- 6.11 No specific concerns have been raised by the various consultees. Any requirements raised by the consultees can be addressed through the use of conditions, when appropriate to do so. No third party representations were received in respect of the development in this instance.
- 6.12 In summary, the submitted information satisfies the requirements of the Matters Specified in the Conditions attached to application HM/10/0052; in respect of the conditions noted at 6.1 above, and enables the determination of this detailed submission. In terms of the detailed development of the site it is considered that the application conforms to both national and local plan policy and that the proposal raises no significant environmental, infrastructure or road safety issues. The proposal will deliver a development which is of a high quality design and assist the Council in

meeting its housing needs.

- 6.13 On the basis of the above assessment, I would, therefore, raise no objection to the application and recommend that planning permission be granted subject to the conditions listed.

7 Reasons for Decision

- 7.1 The submitted information satisfies the requirements of the Matters Specified in the Conditions attached to application HM/10/0052. The proposal will have no adverse impact on residential or visual amenity and raises no road safety concerns. The development complies with the applicable provisions of the South Lanarkshire Local Development Plan (adopted 2015) namely: Policy 1 - Spatial Strategy; Policy 4 - Development Management and Placemaking; Policy 5 - Community Infrastructure Assessment; Policy 12 - Housing Land; Policy 13 - Affordable Housing and Housing Choice; Policy 14 - Green Network and Greenspaces; Policy 15 - Natural and Historic Environment and Policy 17 - Water Environment and Flooding. In addition the proposal accords with the relevant Development Plan Supplementary Guidance.

Michael McGlynn

Executive Director (Community and Enterprise Resources)

20 April 2018

Previous References

- ◆ HM/10/0052
- ◆ HM/16/0022
- ◆ HM/16/0486
- ◆ HM/17/0047
- ◆ HM/17/0424

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (2015)(adopted)
- ▶ South Lanarkshire Local Development Plan – Supplementary Guidance
- ▶ Neighbour notification letter dated 17 January 2018
- ▶ Newspaper Advertisement dated 25 January 2018

- ▶ Consultations
 - Roads & Transportation Services (Development Management Team) 05/04/2018
 - Roads & Transportation Services (Flood Risk Management Section) 05/04/2018
 - Environmental Services 14/03/2018
 - Community Resources – Play provision 17/01/2018
 - Countryside & Greenspace 02/02/2018
 - Facilities, Waste & Ground Services (Arboriculture) 18/04/2018

Scottish Water

03/04/2018

West of Scotland Archaeology Society

04/04/2018

- Representations
- None

Contact for Further Information

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

James Watters, Planning Officer
Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Ext 4970 (Tel: 01698 454970)
E-mail: planning@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: HM/18/0014

Conditions and reasons

1. That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

2. That the existing trees to be retained must be protected in accordance with methods as set out in BS5837/1991 during and until completion of all site operations and building works.

Reason: To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

3. That proposals for the maintenance of all areas of open space within the development shall be submitted to the Council as Planning Authority and no work on the site shall be commenced until the permission of the Council has been granted for these proposals or such other proposals as may be acceptable.

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

4. That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of each phase of the development hereby approved, whichever is the sooner, 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.

5. That prior to the occupation of the last dwellinghouses within the development, all the works required for the provision of equipped play area(s) shall be completed in accordance with the agreed scheme which comprises part of the approved plans and thereafter the area(s) shall not be used for any purposes other than as an equipped play area.

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

6. That before any work commences on site, a woodland management and maintenance scheme, for the woodland areas within the application site, shall be submitted to the Council as Planning Authority for written approval and it shall include:

- (a) proposals for the continuing care, maintenance and protection of the trees, shrubs and hedges including details of the timing and phasing of all such works;
- (b) details of the number, variety and size of trees and shrubs to be planted and the phasing of such works.

Reason: To ensure the protection and maintenance of the existing woodland within the area.

7. That the findings and recommendations of the submitted Phase 1 Habitat Survey shall be fully complied with, unless otherwise agreed, in writing, with the Council as Planning Authority

Reason: In order to ensure the protection of the specified species.

8. 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.

9. That before development starts, full details of the design and location of all 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.

10. That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 9 above, 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.

11. That before the development hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.

Reason: In the interests of traffic and public safety.

12. 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.

13. 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.

14. The surface of each driveway shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.

Reason: In the interests of traffic and public safety.

15. That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 90 metres measured from the road channel shall be provided on both sides of the new vehicular accesses 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.

16. That before the development or each phase of development, hereby approved is completed or brought into use, a turning space shall be provided within the site to enable vehicles to enter and leave the application site in forward gears at all times. All turning facilities shall be designed in accordance, and implemented, to the satisfaction of the Council as Planning and Roads Authority.

Reason: In the interests of traffic and public safety.

17. Notwithstanding the above conditions, and the details provide within the submitted Landscaping Plan, bench seating shall be provided at locations to be agreed with the Council as Planning Authority, adjacent to the proposed SUDs ponds and peripheral footpaths.

Reason: To ensure that development makes appropriate provision for outdoor access and to achieve the completion and subsequent maintenance of the access proposals within an appropriate timescale.

18. That
 - (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.

Reason: To ensure that the land is remediated and made suitable for its proposed use.

19. That, unless otherwise agreed with the Council as Planning Authority, no works shall commence on site until completed Appendices 1-5 of the SLC Design Criteria Guidance and Design Submission Checklist have been submitted to, and agreed by, the Council as Planning and Roads Authority.

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

20. That notwithstanding the terms of Conditions 1 and 2 above the existing trees to be retained must be suitably protected during construction works and that no works shall take place which includes:
- a) no fires shall be lit within 10 metres of the nearest canopy;
 - b) no equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree;
 - c) 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;
 - d) 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.

Reason: To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

21. That notwithstanding the terms of Conditions 1 and 2 above Prior to the commencement of the development hereby approved (including all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The scope of the TPP and AMS shall be agreed in writing with the Council as Planning Authority prior to their preparation.

The development shall thereafter be implemented in strict accordance with the approved details.

Reason: To ensure that adequate steps are taken to protect existing trees.

22. That all proposed speed bends shall be finished in asphalt.

Reason: In the interests of traffic and public safety.

23. That all driveways/shared driveways/bays shall:
- i) have pedestrian/vehicle inter-visibility splays of 2.4m x 2.4m, measured from the rear of the footway.
 - ii) meet the road at 90 degrees, or thereby.
 - iii) be a minimum width of 5m where it meets the rear of the footway.
 - iv) be in modules of 3m x 6m for a vehicle.

Notwithstanding the terms of the above, the driveway arrangement for Plot 1 shall be redesigned to avoid any potential conflict with Plot 2

Reason: In the interests of traffic and public safety.

24. That prior to works commencing on site a revised Air Quality Assessment shall be submitted to the Council as Planning Authority for consideration and agreement. The scope of the Assessment shall be agreed in writing with the Council as Planning Authority prior to their preparation and any recommendations resultant from this process shall be fully implemented to the satisfaction of the Council as Planning and Environmental Health Authority.

Reason: In the interests of public safety .

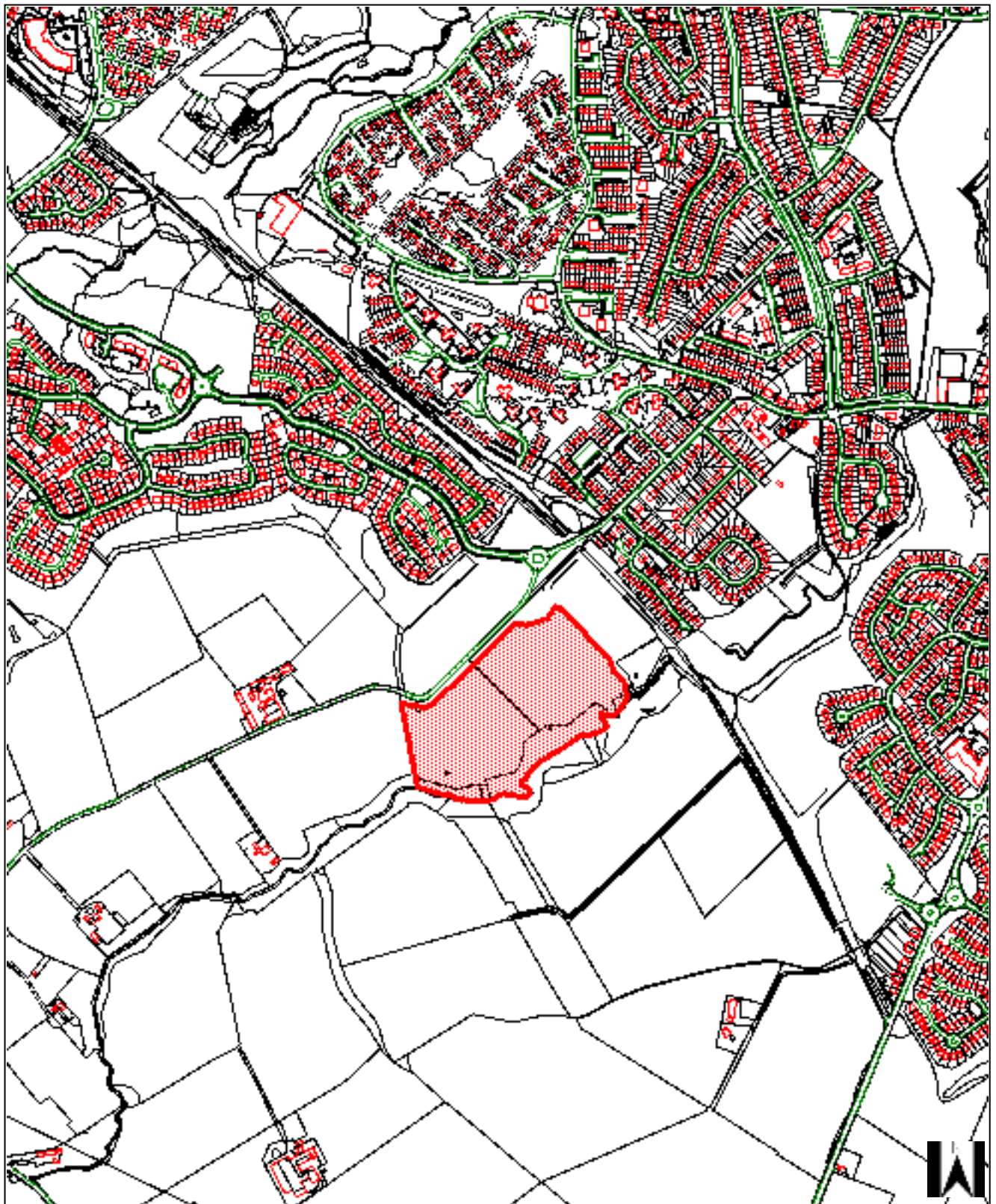
HM/18/0014

Brackenhill Farm, Meikle Earnock Road, Hamilton

Planning and Building Standards

Scale: 1: 10000

For information only



For information only