

	<h1>Report</h1>	Agenda Item
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Report to:	Planning Committee
Date of Meeting:	26 June 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application No	CR/17/0195
Planning Proposal:	Erection of 86 newbuild dwellings, comprising 4 and 6 storey flats, 2 storey terraced and semi-detached houses, with associated parking, roads and landscaping.

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Link Group Ltd
- Location : Site located off Bridge Street
Cambuslang
G72

2 Recommendation(s)

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

- (1) Grant detailed planning consent - Subject to Conditions (based on the conditions attached)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: Barham Glen Architects
- ◆ Council Area/Ward: 13 Cambuslang West
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 2 – Climate Change
Policy 4 - Development management and placemaking
Policy 8 - Strategic and Town Centres
Policy 13 - Affordable Housing and Housing Choice
Policy 16 - Travel and Transport
Policy 17 - Water Environment and Flooding

Supplementary Guidance Affordable Housing and Housing Choice (2015)

Development Management, Placemaking

and Design Supplementary Guidance (2015)
DM1 - Design

Sustainable Development and Climate Change Supplementary Guidance (2015)

SDCC 2 - Flood risk

SDCC 3 - Sustainable drainage systems

SDCC 4 - Water supply

SDCC 5 - Foul drainage and sewerage

Proposed South Lanarkshire Local Development Plan 2 (2018)

Policy 2 – Climate Change

Policy 5 – Development Management and Placemaking

Policy 9 – Network of Centres and Retailing

Policy 12 – Affordable Housing

Policy 15 – Travel and Transport

Policy 16 – Water Environment and Flooding

SDCC2 – Flood Risk

SDCC3 – Sustainable Drainage Systems

DM1 – New Development Design

DM15 – Water Supply

DM16 – Foul Drainage and Sewerage

♦ Representation(s):

▶	2	Objection Letters
▶	0	Support Letters
▶	1	Comments Letters

♦ Consultation(s):

Cambuslang Community Council

Roads & Transportation Services (Flood Risk Management Section)

Scottish Water

Strathclyde Partnership for Transport

SP Energy Network

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

The Coal Authority - Planning and Local Authority Liaison Department

National Grid UK Transmission

Environmental Services

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

Roads Development Management Team

Housing

Planning Application Report

1 Application Site

- 1.1 The application site is located in Cambuslang between Bridge Street and Somervell Street. It is bounded by Bridge Street in the south, Somervell Street to the west, the existing Somervell Trading estate industrial area to the north and a vacant former industrial site to the east. The site covers 1.59 hectares and is generally level; however, adjacent land in the east and north slopes down towards Bridge Street and towards the river to the north. The site was previously in industrial use which has been substantially cleared except for concrete foundation of the previous buildings. There are a number of small regenerated trees and shrubs across the site and along the boundary of the site.

2 Proposal(s)

- 2.1 The proposal is to erect 86 residential units, comprising 4 and 6 storey flatted blocks and 2 storey terraced and semi-detached dwellings. All the dwellings will be for social rent and would be managed by the applicants. Vehicular access to the site will be from Somervell Street. The proposal also provides parking in the form of in curtilage driveways and a series of separate parking areas. The proposal incorporates landscaping, open space and an underground drainage scheme.
- 2.2 The three flatted blocks are located in the western area of the site closest to the access point. They are finished in facing brick, standard and in pattern with areas of vertical zinc cladding, have timber framed windows and the roof will consist of grey concrete tiles. The terraced and semi detached dwellings are located further into the site to the east and north. These dwellings would be finished in facing brick, zinc cladding, timber framed windows and the roofs will consist of grey concrete tiles. The roofs of the terraced and semi-detached dwellings would integral solar panels both to front and rear elevations.
- 2.3 The applicants submitted a number of documents in support of the proposed development including a Transport Assessment, Parking Statement, Noise Impact Assessment, Road Traffic Noise Report, Site Investigation Report, Coal Report, Report on Mineshaft Investigations, Flood Risk Assessment, Pre-application Public Consultation Report and Design and Access Statement.

3 Background

3.1 Relevant Government Advice/Policy

- 3.1.1 Scottish Planning Policy (2014) (SPP) advises that proposals that accord with up-to-date plans should be considered acceptable in principle. In terms of residential development, the 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.

3.2 Local Plan Status

- 3.2.1 In determining this planning application the Council must assess the proposed development against the policies contained within both the adopted South Lanarkshire Local Development Plan (2015) and Supplementary Guidance (SG) produced in support of the SLLDP. In land use terms the application site is identified, within the adopted SLLDP, as being within a Town Centre location, where Policy 8 - Strategic and Town Centres applies. Other policies within the adopted SLLDP are considered relevant to the determination of this application include Policy 2 – Climate

Change, Policy 4 - Development Management and Placemaking, Policy 13 - Affordable Housing and Housing Choice, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding.

3.2.2 These principle policies are supported by its specific policy guidance provided through approved Supplementary Guidance on the following topics,

- Development Management, Place Making and Design SG 3
Policy DM 1 – Design
- Affordable Housing and Housing Choice SG 7
- Sustainable Development and Climate Change SG 1
Policy SDCC 2 - Flood Risk, Policy SDCC 3 - Sustainable Drainage Systems, Policy SDCC 4 - Water Supply and Policy SDCC 5 - Foul Drainage and Sewerage.

The aim of these policies and guidance is to seek well designed development which is located in appropriate locations, appropriately serviced and result in no significant adverse impact. In addition, the Council has prepared a Residential Design Guide. The aim of the associated policies and guidance is to seek well designed development which is located in appropriate locations and is appropriately serviced. An assessment of the proposal against these specific policies is contained in Section 6 of this report.

3.2.3 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, 5, 9, 12, 15, 16, SDCC2, SDCC3, DM1, DM15 and DM16 are relevant

3.3 Planning History

3.3.1 The application site forms part of a wider area of land covered by the Planning Permission in Principle (CR/11/0248) granted in March 2012 for a mixed use development for the regeneration of the Hoover/Bridge Street site in Cambuslang, comprising a supermarket, 208 houses, relocation of business and industry, a spine road linking the new junction at Bridge Street through the site to Dallas Drive, a park and ride facility to serve Cambuslang Station, landscaping and footpath links. The first matters specified in conditions (MSC) application (Reference CR/12/0149) relating to a range of works required to deliver the proposal was granted consent at Planning Committee on 29 January 2013. A second matters specified in conditions (MSC) application (Reference CR/12/0188) relating to further works was granted consent on 17 April 2013.

3.3.2 A Stopping-Up Order was promoted for the southern end of Somervell Street at the junction with Bridge Street to facilitate the provision of the proposed park and ride facility. Should that have been implemented access to existing properties on Somervell Street would have been taken from the new spine road to the north once it has been completed following which the southern end of Somervell Street would be closed. This Order has not been implemented.

3.3.3 The proposals fall within the definition of Major Development and as such were subject to pre-consultation with the community and stakeholders 12 weeks in advance of lodging the formal planning application. The applicant has followed this procedure

and has submitted a Report of Consultation, included within the Design and Access Statement, with the current planning application.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Flood Risk Management Section)** - have no objection to the proposed development to conditions and advisory notes in relation to SUDs, flood risk assessment and maintenance of the proposed drainage system.
Response: Appropriate conditions and advisory notes would be added to any consent issued.
- 4.2 **Scottish Water** – have no objections to the proposed development.
Response: Notwithstanding this, a condition would be attached to any consent issued requiring the applicants to provide written confirmation that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards, prior to commencement of works on site.
- 4.3 **Strathclyde Partnership for Transport** - have no objections to the proposed development, suggesting that it would be beneficial for existing bus stops outwith the site to be upgraded and an additional bus stop created.
Response: Noted. The suggested improvements are noted however it is not considered that the scale of development proposed merits these works.
- 4.4 **SP Energy Network** – no response to date.
Response: Notwithstanding this, a condition would be attached to any consent issued in respect of statutory undertaker's apparatus. Arrangements in respect of SP apparatus are a matter between the applicant and SP Energy Networks.
- 4.5 **The Coal Authority** – no objections to the proposed development subject to a condition being attached in respect of undertaking of the proposed scheme of intrusive site investigations as identified within the Preliminary Mineshaft Investigations Report, the submission of a further report once the investigations have been carried out including a description of any remedial works that are required and subsequent implementation of the remedial works.
Response: Noted. Conditions would be attached to any consent issued in this respect.
- 4.6 **S.E.P.A.** – have no objections to the proposed development.
Response: Noted.
- 4.7 **Roads and Transportation Services (Development Management)** – have no objections to the proposal subject to conditions being attached in respect of a traffic management plan, sightlines, parking provision and surface water drainage. The level of parking provision on the site is considered acceptable given the nature of the proposed development and the proximity of the site to the railway station and town centre.
Response: Noted. Appropriate conditions will be added to any consent issued.
- 4.8 **Environmental Services** – no objections subject to conditions and advisory notes in relation to noise impact for the proposed dwellings including the submission of a Noise Action Plan, site investigation and remediation and dust mitigation and control.
Response: Noted. Appropriate conditions and advisory notes would be added to any consent issued.

- 4.9 **Housing** – Have confirmed that the site is identified in the Strategic Housing Investment Plan (SHIP) for delivery of 88 affordable homes over 2018/19 to 2020/21.
Response: Noted.
- 4.10 **National Grid** – no response to date.
Response: Noted.
- 4.11 **Cambuslang Community Council** – objected to the proposed development on the grounds that:
- the proposed development is of too high a density on a small site,
 - the six storey block of flats are too high for the surrounding area and this gateway site,
 - the proposed development would result in traffic congestion,
 - the adjacent site is required for a future Park and Ride Facility and should not be used to accommodate any future expansion of the proposed housing,
 - the lack of provision for cycling and connection to the NCR 75 cycle route,
 - there is no provision for a pedestrian link to Main Street to allow the local businesses to benefit from the proposed development.
- Response:** Noted. The proposed design and scale of the development is considered acceptable in this location. Roads and Transportation Services raised no objections to the proposed development. There will be a link to NCR from the spine road of the development of the former Hoover site. The provision of a Park and Ride Facility formed part of the previous planning consent for the former Hoover site. The Council's recently published Park and Ride Strategy Consultative draft document includes options at most stations in South Lanarkshire to provide additional Park and Ride provision, and in respect of Cambuslang considers the land immediately to the east of the application as suitable for exploring. The site would be linked along the existing public footways and pedestrian crossings to Main Street.
- 5 Representation(s)**
- 5.1 Statutory notification was undertaken and the proposals advertised in the local press due to the Non-Notification of Neighbours. Following this, 3 letters of representation were received, consisting of 2 objection and 1 letter of comment. The issues raised in all representations can be summarised as follows:
- a) **The proposed development will lead to congestion. Somervell Street is very busy with parking from both commuters and the existing businesses. Further traffic and parking will lead to delays for local business customers, staff and deliveries and have an adverse impact on those businesses.**
Response: Roads and Transportation Services raised no objections to the proposed access and parking arrangements for the proposed development.
- b) **The proposed development would lead to traffic congestion which possibly have safety issues.**
Response: Roads and Transportation Services raised no objections to the proposed access and parking proposed for the proposed development.
- c) **The introduction of housing adjacent to existing heavy industry some of which operates 24 hours a day may lead to issues of amenity for new residents by way of noise from existing businesses. The proposed housing should not limit the operations of the existing businesses.**

Response: Environmental Services raised no objections to the proposed development subject to the submission and approval of a Noise Action Plan, including mitigation measures, prior to the commencement of development.

- d) **The submitted Acoustic Report is flawed in respect of assumptions of the normal operating hours of the existing businesses. Suggests that early operations are one off events rather than regular hours.**

Response: Environmental Services having considered the submitted acoustic report raised no objections to the proposed development subject to the submission and approval of a Noise Action Plan, including mitigation measures, prior to the commencement of development.

- e) **The site is identified in both the adopted South Lanarkshire Local Development Plan and the Proposed South Lanarkshire Local Development Plan 2 as a Development Framework Site. No Master Plan has been prepared for the wider site therefore the proposal prejudices the redevelopment of the adjoining sites and the wider area.**

Response: The application site formed part of a wider area the subject of a planning approval for a mixed use development on the former Hoover site. This site was identified specifically for development of a supermarket and as a result the adopted Local Development Plan identifies the land as part of Cambuslang town centre. The Proposed South Lanarkshire Local Development Plan 2 identifies the site along with other areas of land adjacent as a Development Framework site. This proposal has come forward and has been considered on its own merits. Overall it is not considered that the development of this land for housing would prejudice the objectives for the wider area.

- 5.3 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 propose to develop the application site at Bridge Street in Cambuslang for 88 affordable housing units. The main determining issues in assessing this proposal are whether it accords with local plan policy, its impact on amenity and road safety matters.
- 6.2 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.
- 6.3 Scottish Planning Policy (SPP) highlights that development proposals which accord with up-to-date plans should be considered acceptable in principle. The site is identified within the adopted South Lanarkshire Local Development Plan as being within Cambuslang Town Centre where Policy 8 - Strategic and Town Centres applies. This states that a mixture of uses, including residential development, would be acceptable in these areas being compatible with the role of the Town Centre as a commercial and community focal point. The inclusion of the site within the town centre is based on the consent for the mixed use development on the former Hoover site which proposed a supermarket on the land. Those proposals have not been implemented and this alternative land use has come forward. Policy on town centre uses does indicate that residential development is an acceptable land use and therefore the principle of this proposal accords with Policy 8.

- 6.4 Policy 4 (Development Management and Placemaking) seeks to ensure that development takes account of and is integrated with the local context and built form. Proposals should have no significant adverse impacts on the local community and include where appropriate measures to enhance the environment. The site was formerly in industrial use and has lain vacant for a number of years which in turn is having an adverse impact on the amenity of the area. Its redevelopment of what is a prominent site would enhance the amenity and character of the area. The density of the proposed layout is considered acceptable while the scale of the proposed buildings is appropriate within the context of the surroundings. The proposed development is considered to be consistent with Policy 4 of the SDLLP and with the policy guidance set out within the associated Supplementary Guidance Development Management, Placemaking and Design. It also complies with the Residential Design Guide.
- 6.5 Policy 13 (Affordable Housing and Housing Choice) seeks to ensure the provision of a range of house size and types to give greater choice in meeting the needs of the local community. This proposal is to develop a range of residential units for social rent by Link Housing Association, a Registered Social Landlord RSL, to meet the needs for affordable Housing in the Cambuslang area. The site is included within the Strategic Housing Investment Plan (SHIP). The proposed development is considered to be consistent with Policy 13 of the SDLLP and with the policy guidance set out within the associated Supplementary Guidance Affordable Housing and Housing Choice.
- 6.6 With regard to road safety, Policy 16 - Travel and Transport - requires all new development proposals to consider the resulting impacts of traffic growth. The site has been fully assessed by Roads and Transportation Services who have offered no objections, subject to conditions. The proposal can therefore be considered acceptable in transportation terms.
- 6.7 In terms of Policy 2 – Climate Change and the associated supplementary guidance the site is in a sustainable location in relation to access to services and facilities in the town centre and public transport. The proposals would also involve the redevelopment of brownfield land. Given the site's location it is considered that the site can be appropriately serviced in terms of water and sewerage. No objections have been received from consultees in this regard. The site has been assessed by the Council's Flood Risk Management Team who are satisfied subject to a number of conditions in relation to the detailed submission and implementation of a Sustainable Drainage Design. The proposal is therefore acceptable when assessed against Policy 2 and the Sustainable Development and Climate Change SG.
- 6.8 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. The site forms part of a larger area now identified as a Development Framework site. It is considered that this proposal in isolation would not prejudice the redevelopment of the other designated land. In all other respects policies in SLLDP2 are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposals accords with Policies 2, 5, 9, 12, 15, 16, SDCC2, SDCC3, DM1, DM15 and DM16 in the Proposed plan.

- 6.9 Three letters of representation were received in respect of the proposal, the grounds of which have been addressed in Section 5 above and do not merit refusal of the application. The requirements of the statutory consultees have been addressed through the use of conditions where appropriate.
- 6.10 In summary, it is considered that the redevelopment of a brownfield site for affordable housing close to Cambuslang town centre is appropriate in land use terms and that the proposal raises no significant environmental or infrastructure issues. Clearly, the positive redevelopment of this site to provide affordable housing in the Cambuslang area is very much welcomed. Following a full and detailed assessment of the proposed development, it is considered that the proposed development is in accordance with the South Lanarkshire Local Development Plan and associated Supplementary Guidance and the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and on that basis, it is recommended that planning permission is granted.

7 Reasons for Decision

- 7.1 The proposal complies with Policies 2, 4, 6, 10, 16 and 17 of the Adopted South Lanarkshire Local Development Plan and associated Supplementary Guidance Development Management Place Making & Design and Sustainable Development. The proposal also complies with Policies 2, 5, 9, 12, 15, 16, SDCC2, SDCC3, DM1, DM15 and DM16 of the Proposed South Lanarkshire Local Development Plan 2.

Michael McGlynn

Executive Director (Community and Enterprise Resources)

14 June 2018

Previous References

- ◆ Planning Consent CR/11/0248 (Planning Permission in Principle)
- ◆ Planning Consent CR/12/0149
- ◆ Planning Consent CR/12/0188

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Sustainable Development and Climate Change Supplementary Guidance (2015)
- ▶ Supplementary Guidance Affordable Housing and Housing Choice (2015)
- ▶ Proposed South Lanarkshire Local Development Plan 2 (2018)
- ▶ Neighbour notification letter dated 18/10/2017
- ▶ Pre-Application Notice CR/17/X0110/NEW

► Consultations

The Coal Authority - Planning and Local Authority Liaison Department	02/11/2017
Roads & Transportation Services (Flood Risk Management Section)	20/11/2017 07/06/2018
S.E.P.A. (West Region) & S.E.P.A. (West Region)(Flooding)	20/11/2017
Scottish Water	23/10/2017
Cambuslang Community Council	02/11/2017
Strathclyde Partnership for Transport	25/01/2018 20/02/2018
Building Standards Services (Cam/Ruth Area)	31/10/2017
Environmental Services	02/02/2018
Roads Development Management Team	08/06/2018
Housing – Planning Consultations	31/08/2017

► Representations

Representation from :	Gordon Mackenzie, Somervell Trading Estate, DATED 07/11/2017
Representation from:	Gordon Mackenzie, Somervell Trading Estate, DATED 19/02/2018
Representation from:	Ryden On Behalf Of Forrest Group., Dated 07/04/2018

Contact for Further Information

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

Morag Neill, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 3LB
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E-mail: morag.neill@southlanarkshire.gov.uk

CONDITIONS

- 1 Details of the phasing of the development shall be submitted to the Council for approval, and no work shall begin until the phasing scheme has been approved in writing. Following approval, the development shall be implemented in accordance with the approved scheme.

Reason: In order to retain effective planning control

- 2 That no trees within the application site shall be lopped, topped, pollarded or felled, and no shrubs or hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.

Reason: To ensure the protection and maintenance of the existing trees and other landscape features within the site.

- 3 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: 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 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 amenity.

- 5 That before any work commences on the site a scheme for the provision of equipped play area(s) within the application site shall be submitted to the Council as Planning Authority for written approval and this shall include :(a) details of the type and location of play equipment, seating and litter bins to be situated within the play area(s); (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed; (c) details of the fences to be erected around the play area(s); and (d) details of the phasing of these works.

Reason: To ensure the provision of adequate play facilities within the site and in order to retain effective planning control

- 6 That prior to the completion or occupation of the 50th dwellinghouse within the development, all of the works required for the provision of equipped play area(s) included in the scheme approved under the terms of Condition 5 above, shall be completed, and thereafter, that area shall not be used for any purpose other than as an equipped play area.

Reason: In order to retain effective planning control

- 7 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: In the interests of amenity and in order to retain effective planning control.

- 8 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: These details have not been submitted or approved.

- 9 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 8 above, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: In order to retain effective planning control

- 10 That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.

Reason: These details have not been submitted or approved.

- 11 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Amendment Order 2011 (or any such order revoking or re-enacting that order), no development shall take place within the curtilage of the application site other than that expressly authorised by this permission without the submission of a further planning application to the Council as Planning Authority.

Reason: In order to retain effective planning control

- 12 That before any of the dwellinghouses hereby approved are occupied, details of the storage and collection of refuse within the development shall be submitted to and approved by the Council as Planning Authority. Thereafter, prior to the occupation of any dwelling, the approved scheme shall be implemented and thereafter maintained to the satisfaction of 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.

- 13 Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.

Reason: To minimize the risk of nuisance from dust to nearby occupants.

- 14 Prior to the completion and occupation of the first dwellinghouse the existing access to the site from Bridge Street shall be permanently closed to vehicular traffic and the ground within the area formerly occupied by the access shall thereafter be reinstated as a landscape area.

Reason: In the interest of public safety

- 15 That before the development hereby approved is completed or brought into use, a 2 metre wide footway shall be constructed along the frontage of the site on Somervell Street, to the specification of the Council as Roads and Planning Authority.

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

- 16 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 : In the interest of road safety

- 17 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: These details have not been submitted or approved.

- 18 That before the development hereby approved is completed or brought into use, a visibility splay of 2.4 metres by 43 metres measured from the road channel shall be provided on both sides of the vehicular 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 interest of road safety

- 19 The surface of all parking areas and driveways 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 interest of public safety

- 20 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.

Reason : In order to retain effective planning control

- 21 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.

Reason: To ensure the provision of a satisfactory sewerage system

- 22 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

- 23 That no development shall commence until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the Sustainable Urban Drainage System design and outlet proposal is acceptable and that Scottish Water have agreed to vest the proposed SUDs device. Where this is not the case detailed drainage proposals, including the treatment of surface water, the location of the proposed treatment system and confirmation of the appropriate permissions from the adjacent landowner, shall be 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.

- 24 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.

- 25 That prior to the commencement of development on site, details of the provision of flood prevention works, together with subsequent management and maintenance arrangements shall be submitted to and approved by the Council as Planning Authority. The works will require to comply with the Council's Sustainable Drainage Design Criteria and requirements.

Reason: To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.

- 26 That no dwelling unit shall be occupied until the flood prevention measures required under Condition 25 above have been completed in accordance with the approved scheme.

Reason: To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.

- 27 That prior to the commencement of development on site, a Noise Action Plan shall be submitted to and approved by the Council as Planning Authority. The Noise Action Plan shall detail the specifications for the acoustic barrier and glazing and must demonstrate that external noise levels will not exceed 55dB LAeq 16h day time and 45dB LAeq 8h night time (free field) and internal levels will comply with WHO community noise guidelines/ BS8223:2014 to the satisfaction of the Council as Planning Authority.

Reason: To minimize noise disturbance to adjacent occupants.

- 28 The approved Noise Action Plan required under Condition 27 above shall be implemented prior to any dwelling being brought into use and where appropriate, shall be maintained in accordance with the approved plan to the satisfaction of the Council as Planning Authority.

Reason: To minimize noise disturbance to adjacent occupants.

- 29 (a) The applicant shall be required to undertake a comprehensive site investigation, carried out to the appropriate Phase level, to be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:

(i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);

(ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;

(iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.

(b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.

(c) If the risk assessment identifies any unacceptable risks, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.

Reason: To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

30 (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 avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

31 That before any works starts a Traffic Management Plan (TMP) for that construction phase with information such as, but not limited to, construction phasing, site deliveries routing/timings, construction compound layout, turning facilities, site car parking for visitors and site operatives and wheel washing facilities shall be submitted to and approved by the Council as Planning Authority. The TMP shall include a Travel Plan element to encourage less reliance on individual private car trips to the site for those personnel involved in construction activities on a routine basis and those attending through the course of site inspections and site meetings. The TMP shall be produced in consultation with the Council's Roads & Transportation Service, Police Scotland and Transport Scotland.

Reason: In the interests of traffic and public safety.

32 The recommendations contained within the approved Traffic Management Plan shall be implemented and adhered to at all times. The developer shall notify the Council in writing, as soon as reasonably practical, of any changes in construction activities where these will have an impact on the approved TMP. The developer will consult with the Council, as Roads Authority, together with Police Scotland and Transport Scotland to agree in writing any changes to the TMP, and thereafter adhere to and implement the agreed changes to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety.

- 33 The developer must ensure at all times that no construction vehicles or staff vehicles are parked on Somervell Street or Bridge Street or surrounding public roads to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety.

- 34 That prior to the commencement of development on site the applicant shall provide details of the extent of the extension to the Traffic Regulation Order on Somervell Street encompassing the full vehicular visibility splays for the proposed access. Thereafter, the Council as Planning Authority shall promote the Traffic Regulation Order at the expense of the applicant.

Reason: In the interests of traffic and public safety.

- 35 That before any of the dwellinghouses hereby approved are occupied, details of the proposed traffic calming measures within the development shall be submitted to and approved by the Council as Planning Authority. Thereafter, prior to the occupation of any dwelling, the approved measures shall be implemented and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety.

- 36 The existing footway on Somervell Street, along the full frontage of the site, including kerbing, requires to be resurfaced by the applicant as required by and to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety.

- 37 That prior to the occupation of the first dwelling house hereby approved a Residential Travel Pack which shall include a plan highlighting walking and cycling connections from the site to existing infrastructure together with nearby bus stops (boarding and alighting), current bus service timetables, web link to Traveline Scotland and information on Strathclyde Partnership for Transport MyBus service shall be submitted to and approved by the Council as Planning Authority. Given the proximity to Cambuslang train station the Residential Travel Pack should include current timetables for rail services. Once approved the Residential Travel Pack shall be issued to all new residents on occupation of each dwelling house.

Reason: In order to retain effective planning control

- 38 Prior to the commencement of development the Scheme of Intrusive Site Investigations as identified in the "Preliminary Mineshaft Investigations Report" (Ref P16/437-01/SS/PH Dated September 2017) shall be carried out, a Report and Scheme of Remedial Works shall be submitted to and approved in writing by the Council as Planning Authority.

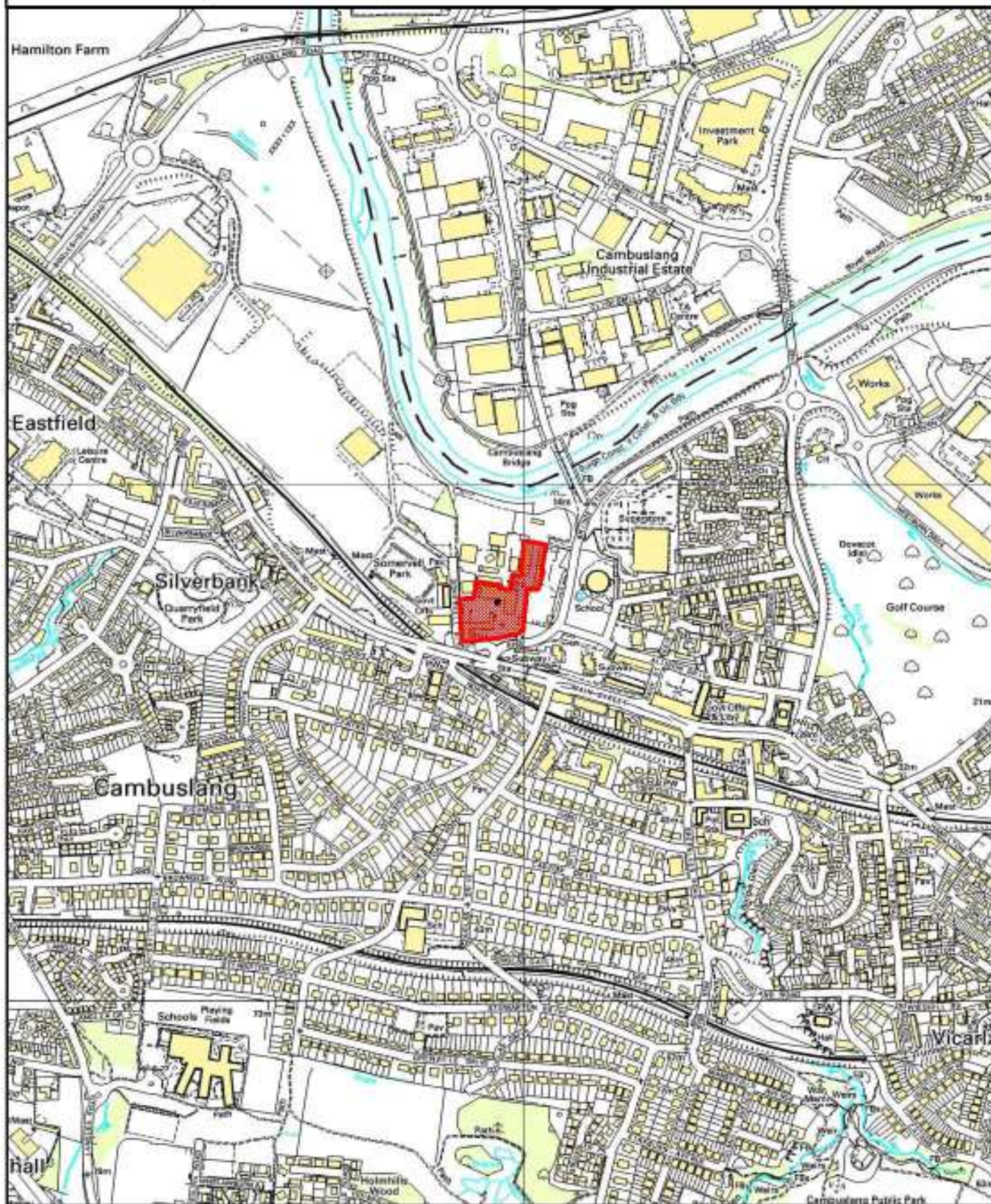
Reason: In order to retain effective planning control

- 39 The approved Scheme of Remedial Works required under Condition 38 above shall be implemented prior to any dwelling being brought into use and where appropriate, shall be maintained in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.

Reason: In order to retain effective planning control

CR/17/0195

Site Located Off Bridge Street, Cambuslang



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1:10,000
Date:
04/08/2019



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development