

# Report

Report to:	<b>Special Planning Committee</b>
Date of Meeting:	<b>22 August 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	HM/05/0158
Planning Proposal:	Erection of Secondary School and Associated Works

## 1 Summary Application Information

- Application Type : Reserved Matters Application
- Applicant : InspirED
- Location : Land at Bothwell Park  
New Park Street  
Hamilton

## 2 Recommendation(s)

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

- (1) Grant Detailed Permission (Subject to Conditions – based on conditions listed overleaf)

### 2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) In accordance with Council procedures before determining the application a hearing may be required as the Council has a financial interest in the development and a substantial number of objections have been received.
- (3) If Committee are minded to grant consent, in terms of the Town and Country Planning (Notification of Applications)(Scotland) Direction 1997 the application should be referred to the Scottish Ministers as the Council has a financial interest in the development and a substantial number of objections have been received.

## 3 Other Information

- ◆ Applicant's Agent: Capita Percy Thomas
- ◆ Council Area/Ward: 38 Whitehill
- ◆ Policy Reference(s): **Hamilton District Local Plan**  
Policy CU2 – Parks – Policy on future development  
Policy EN25 – Heritage Preservation

◆ Representation(s):

- 1 letter of objection and 1 petition containing 64 signatures

◆ Consultation(s):

Environmental Services

Historic Scotland

Leisure Services

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

Scottish Natural Heritage

Power Systems

TRANSCO (Plant Location)

Scottish Wildlife Trust

Scottish Water

Sportscotland

Architecture and Design Scotland

Roads and Transportation Services

West of Scotland Archaeology Service

# Planning Application Report

## 1 Application Site

- 1.1 This report relates to land extending to 5.5 hectares in area which currently forms part of the public park at Bothwell Road in Hamilton. The site is located in the western part of the park and is largely occupied by three grass pitches and two red blaes pitches together with a changing pavilion. The site also includes a car park and an area of grassed open space in the south western corner and edges an area of mature trees adjacent to the south eastern corner of the site. The remainder of Bothwell Road Park lies to the south and east of the site and includes play areas, bandstand, war memorial and seating. This area comprises high quality parkland and includes extensive mature tree cover as well as significant areas of open space. The northern boundary is formed by Backmuir Plantation while the western edge of the site is defined by mature woodland. The residential area of Whitehill is located to the north west and west of the site while there are residential properties (including a recently completed flatted development in May Gardens) to the south. Beckford Primary School lies immediately to the south west while a Morrison's foodstore has recently opened on the opposite side of Auchinraith Avenue to the school. The Pitz games courts are adjacent to the eastern boundary of the site. Hamilton Retail Park and Hamilton Academicals football ground are both within 500 metres of the site.
- 1.2 The formal entrance into the park is from Bothwell Road to the east, to the right of which is a gatehouse. There is a further secondary vehicular access into the park from the junction of New Park Street and Auchinraith Avenue. This is a poorly surfaced road to the left of which are three detached buildings, two of which are owned by the Council and are vacant, while the third is occupied by a Jehovah's Witnesses' hall. A footpath network crosses the site and provides links to Whitehill and the Bothwell Road entrance. Hamilton West railway station is approximately 800 metres from the site.
- 1.3 The land is held in the Common Good account which reflects the fact it was bequeathed to the local authority by the Duke of Hamilton for community purposes. The gatehouse and bandstand in the park are category C (S) listed buildings while the park itself forms part of the Hamilton Palace Gardens and Designed Landscape within the Inventory of Gardens and Designed Landscapes in Scotland.

## 2 Proposal(s)

- 2.1 This detailed planning application seeks consent for the erection of a new secondary school to replace the existing Holy Cross School at Muir Street in Hamilton. The new school would be a mix of two and three storeys in height with a slightly higher central section called the Street. The proposed building would have an overall floor area of approximately 12,400m<sup>2</sup> and would largely comprise of a long central section from which three wings would extend. The ground floor would provide accommodation for Craft, Graphic Design, Wood/Metalwork, Drama, Music, Maths, English, Home Economics, Offices, Staff, Games Hall, Gymnasium, Changing, Kitchen, Dining and Assembly. The first floor would provide accommodation for Information and Communication Technology, Music/Drama, Languages, Sciences, Offices and Graphics with External Terrace. The second floor would provide accommodation for Sciences, Social Studies and Library with External Terrace. The majority of the building would be two storeys in height while the three wings of the building would be three storeys in height. Externally the school would be finished with facing brick at

ground level with render, cladding and translucent panels above. The roof would be finished in profiled metal with a copper colour finish. Outside the school there would be three outdoor classrooms, two outdoor study courtyards, a hard surface play area with ball court markings, a grass football pitch, a full size all weather pitch and play areas. Access would be taken from the junction of New Park Street and Auchinraith Avenue and car parking and a bus turning facility would be provided within the site.

- 2.2 The proposed school would be erected adjacent to the western boundary of the site, to the rear of the residential properties in Backmuir Road and would be approximately 100 metres from the closest dwelling. The new building would have a mix of curved and pitched roof styles and would be approximately 15 metres above ground level at the highest point. The grass football pitch would be formed to the north of the building and the all weather pitch to the east of the school in the site's north east corner. These pitches would be approximately 95 metres from the closest residential property and would be available for use by the public outwith school teaching times.
- 2.3 An Ecological Assessment and Archaeological Assessment Report have also been submitted in relation to this application. The Ecological Assessment indicates that with the exception of a requirement for nesting bird checks and a full bat survey there is limited ecological potential within the site and there is no need for further ecological surveys to be carried out. The Archaeological Assessment Report considers that there is low potential for any archaeological remains to survive within the site at present and no further archaeological works are recommended.

### **3 Background**

#### **3.1 Local Plan Status**

- 3.1.1 The site is affected by Policy CU2 in the adopted Hamilton District Local Plan. This states that the Council will safeguard existing parks from development. Proposals which enhance or expand the recreational role of the park may be approved provided they are of a scale, use and design that is appropriate to the existing character of the park and will not introduce adverse traffic conditions. Policy EN25 seeks to safeguard the physical heritage of the area with a presumption against development which would destroy, adversely impinge or significantly damage heritage features, including designed landscapes.

#### **3.2 Relevant Government Guidance/Advice**

- 3.2.1 National Planning Policy Guidance 11 - Sport, Physical Recreation and Open Space seeks to ensure the protection and enhancement of resources required for sport and recreation. Councils should meet the sporting and recreational needs of residents and visitors; safeguard a system of open spaces for formal and informal recreation needs within urban areas and facilities and resources for sport and recreation; ensure new sport facilities are readily accessible by public transport, cycling and on foot; and take a long term view on provision. Levels of provision should be determined locally on a range of factors, including the quality and value of facilities and open space as well as quantity. All playing fields and sports pitches are seen as potentially significant for their sporting value and value to the local community and the environment.

3.2.2 The retention/enhancement of facilities is best achieved by redevelopment of part of the site which would not affect its sporting potential and its amenity value; or there would be no loss of amenity and alternative provision of equal community benefit and accessibility would be made available; and there is a clear long term excess of pitches, playing fields and public open space in the wider area, taking into account long term strategy, recreational and amenity value and any shortfall in adjoining local plan areas.

### 3.3 Planning History

3.3.1 Outline planning permission for the erection of a new secondary school and associated works was approved at Planning Committee on 23<sup>rd</sup> November 2004 (Planning Application No. HM/04/0324). This application was referred to the Scottish Ministers under the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997 as the Council had a financial interest in the development and the proposal did not accord with the Development Plan. The outline planning application was cleared by the Scottish Ministers in December last year. The outline planning consent however also required an agreement under Section 69 of the Local Government (Scotland) Act 1969 to be concluded to ensure delivery of the proposed improvements at the Jock Stein recreation ground. This agreement has now been concluded and the outline consent has been issued.

## 4 **Consultation(s)**

4.1 **Roads and Transportation Services** - Advise that access requires to be taken from the Auchinraith Avenue/New Park Street junction via the new roundabout constructed by Morrisons. The existing road requires to be widened to 7.3 metres with footways on both sides. To achieve the necessary road width an additional strip of ground adjacent to the east and west of the access would require to be developed. This ground is also owned by the Council and will allow sufficient space for the access road to be improved. The existing car park area adjacent to the Jehovahs Witnesses' hall would require to be retained and can continue to be utilised as a parental drop off point for the Beckford Primary School. A Transportation Assessment has shown that the junctions of Caird Street/New Park Street and Bothwell Road/Caird Street are nearing capacity. As a result, further improvements may be required at these junctions. Roads also recommend that a number of conditions are imposed regarding providing adequate facilities for travel demand, access, parking, layout, junction alterations, traffic management and phasing. Comments have also been provided from Roads in terms of flooding and this Service has no objection to the proposed development so long as conditions are imposed regarding the provision of adequate mitigation.

**Response:** All of the above issues shall be covered by conditions if consent is granted.

4.2 **Environmental Services** – have no objection to the proposed development so long as conditions are attached regarding the control of noise during construction, the provision of a noise impact and floodlighting assessment, the control of dust and the provision of a site investigation report.

**Response:** Noted. The control of construction noise however is an Environmental Services matter. In relation to the remaining requirements, if planning permission is granted these shall be imposed as conditions of any consent.

- 4.3 **Scottish Water** – has indicated that the developer is currently having ongoing discussions with Scottish Water and the developer is aware that modelling works may be required.  
**Response:** Noted. If planning permission is granted a condition shall be imposed to ensure drainage is installed to the satisfaction of Scottish Water.
- 4.4 **Scottish Environmental Protection Agency** – has no objection to the proposed development so long as conditions are imposed regarding ensuring surface water is treated in accordance with the principles of Sustainable Urban Drainage Systems and that during any demolition and construction works all necessary mitigation measures are taken to prevent pollutants entering Wellshaw Burn, the adjacent watercourse.  
**Response** – Noted. If planning permission is granted these requirements shall be imposed as conditions of any consent given.
- 4.5 **Scottish Natural Heritage** – has no objection to the proposed development so long as conditions are imposed regarding ensuring that tree loss is minimised, that trees to be retained are fully protected, that appropriate new planting is put in place, a management plan is submitted to show how the nature conservation value of the area, in particular the Biodiversity Area will be protected and enhanced, an ecological solution for the treatment of run-off from the site is considered and incorporated into the proposed Biodiversity Area, a bat survey is carried out, that trees are not felled during the main bird breeding season and that provision is made for a path network outwith the school grounds that links to the existing network of footpaths. In addition after receipt of the Ecological Assessment Report SNH has also requested that a badger survey is carried out and that as the site lies within Hamilton Palace, listed in the Inventory of Historic Gardens and Designed Landscapes, a Landscape Design and Management Plan is carried out.  
**Response:** A habitat survey was carried out in relation to the outline planning application and there were no signs of badgers setts or foraging by badgers. It is therefore considered that the imposition of a condition on this matter is not required. In addition Historic Scotland has been consulted in respect of the listing of the site and has no objection to the proposal. Therefore the submission of a Landscape Design and Management Plan is also not considered to be required. With regard to Scottish Natural Heritage's other recommendations if planning permission is granted these requirements shall be imposed as conditions of any consent given.
- 4.6 **Historic Scotland** – has no objection to the proposed development.  
**Response:** Noted.
- 4.7 **Scottish Power** – has no objection to the proposed development and has indicated that they have apparatus within/adjacent to the site which may require alteration or protection.  
**Response:** Noted. The applicants are aware of this issue.
- 4.8 **Transco** – a plan provided by Transco shows a low pressure gas pipeline along the access road. No mechanical excavations should take place 0.5 m of the pipeline.  
**Response:** Noted. The applicants are aware of this issue.
- 4.9 **Scottish Wildlife Trust** – no response to date.  
**Response:** None.

4.10 **Sportscotland** – has no objection to the proposed development provided that, prior to issuing the planning permission, the Council enter into an agreement with sportscotland under the provisions of Section 69 of the Local Government (Scotland) Act 1973 to ensure the timeous delivery of the new and enhanced facilities at the current site and at the Jock Stein recreation ground to the level and standard indicated and that a condition is imposed requiring that the pitches are constructed in accordance with the details shown on the proposed plans unless otherwise agreed with the Council. In addition sportscotland request that consideration is given to the internal layout/provision of indoor sports facilities and that sportscotland is advised of the proposed community use of the school outwith school hours.

**Response:** The Section 69 agreement referred to above has now been concluded. In relation to the site if planning permission is approved a condition shall be attached regarding the installation of the pitches. The remaining comments relate to operational and management issues rather than land use planning considerations. As a result, a copy of these observations has been forwarded to the Schools Modernisation Team for consideration and where relevant, appropriate response. Any such revision however will be unlikely to materially affect the proposal.

4.11 **Architecture and Design Scotland** – No objections. A presentation by the applicants and Council was made to the Design Review Panel of A+DS. Following this presentation feedback has been offered, the comments made relate to:

- The suitability of some of the sites being cramped, with consequential impacts on the extent and quality of external recreational space. It was suggested that, in some instances, an increase in height above the 2-3 storeys generally proposed, could have been considered as a means by which the amount and quality of outside play areas might have been improved.
- Designs did not demonstrate a strong architectural identity. Any aspiration for buildings with strong architectural and civic status was not in evidence.
- Schools would provide facilities to be used by the entire community and should be welcome to all of its members. Excessive use of palisade fences would be counterproductive; if extensive public access was to be encouraged, it could act as a form of surveillance and reduce the need for palisade type enclosures.
- The idea of organising the accommodation around a central 'street', with the main entrance, dining facilities and assembly areas all located in it, is potentially a strong one that could be further developed.
- A requirement in the original brief for aspirational design, accompanied by some design exemplars, might have avoided an approach that seems to concentrate on functional requirements at the expense of more qualitative aspects.

**Response:** The comments of A + DS reflect the difficult challenges faced by the designers involved in the schools modernisation project and do not reflect any school individually. A balance is needed between educational requirements and environment, avoidance of undue disruption to school life, providing a similar standard of building across a range of sites and towns with the challenge of producing architecture with a strong identity and civic status. The 'street' element is core to the design of the school and to the functionality of the school as a building. Its flexibility offers schools significant opportunities to use the space for a variety of purposes. The school proposals are undoubtedly strongly recognisable as schools that are part of a common educational establishment across South Lanarkshire. In some cases it has been difficult to accommodate new proposals whilst existing schools continue to function on the same site. However in all cases I am satisfied that recreation space is sufficient and that the scale and massing of schools proposed represents the maximum allowable without compromising residential

amenity. I am in agreement with the comments regarding fencing and therefore there is no case in which a blanket use of palisade fencing has been accepted.

4.12 **West of Scotland Archaeology Service** – no response to date.

**Response:** Noted. It is recommended within the Archaeological Assessment Report that no further archaeological works are required.

4.13 **Leisure Services** – no response to date.

**Response:** Noted. Detailed comments however have been provided by SNH regarding the environment.

**5 Representation(s)**

5.1 The statutory neighbour notification procedure has been carried out and the application advertised in the local press as Development Potentially Contrary to the Development Plan and under Article 12(5) of the Town and Country Planning Act 1997. One letter of objection and a petition with 64 signatures has been received, the grounds of which are summarised as follows:

**(a) The car park currently used by the parents of Beckford Primary School would be incorporated into the grounds of the new school and the proposed plans do not provide a designated dropping off or collection area for Beckford Primary School.**

**Response:** The plans have been amended and the existing car park adjacent to the Jehovahs Witnesses' hall which is used as a drop off and collection point for children attending Beckford Primary School now no longer forms part of the application site and will be retained.

**(b) Parents have been told that they can use the multi-storey car park at Morrisons for picking up and dropping off of children. This would lead to a large volume of traffic in and around the car park.**

**Response:** As detailed in response to objection a) above.

**(c) The car park exit is adjacent to the main school gates. Accidents could increase when the rear gate is unable to be used because of the High School.**

**Response:** As detailed in response to objection a) above.

**(d) It appears that there would be no crossing patrol to cover the area of the car park from which the children will exit.**

**Response:** As detailed in response to objection a) above.

**(e) Building the new school in the park would have an adverse impact on Beckford Primary School's natural surroundings and to the amenity of residents in Whitehill.**

**Response:** The area that would be developed involves existing pitches while the part that contains the informal recreational features would be excluded. The pitches that would be lost would be replaced within the site (and be made available for public use) or at the Jock Stein Centre. Pedestrian links through the park would be maintained. I therefore consider that the overall integrity of the public park will be maintained and be available for the general public.

**(f) Access down New Park Street will be a severe disruption to the current privacy enjoyed by the residents of May Wynd.**



**Response:** Outline planning permission has been approved for this development and the proposed access to the site is in accordance with the conditions of this consent.

**(g) There would be a substantial increase in traffic, pollution, noise and litter.**

**Response:** Roads and Transportation Services are satisfied that the proposed development can be accommodated within the existing road network subject to the imposition of conditions. The activity associated with the new school would be largely restricted to the periods when it is open i.e. during normal working hours on weekdays. The new pitches would be available outwith school hours, however similar facilities are already provided within the park. I do not therefore consider the proposals will result in a significant change to the area. In terms of pollution whilst I do not consider the proposed development would result in pollution, in the event of an incident this matter would be dealt with under Environmental Services legislation. With regard to litter additional bins would be provided within the area.

**(h) Access should be taken in alongside Beckford Primary School.**

**Response:** In terms of road safety, access from this point would not be acceptable.

**(i) Morrisons is already causing a lot of congestion at the moment and with pupils in and out at break times and period changes this will worsen.**

**Response:** Roads and Transportation Services are satisfied that the proposed development can be accommodated within the existing road network subject to the imposition of conditions.

**(j) The remaining park in front of May Wynd will have additional use and litter will increase. A full time park attendant should be employed to ensure it is kept clean and safe.**

**Response:** Additional litter bins would be provided with the area.

**(k) Additional short cuts will be made through the fencing of May Wynd if access is taken via New Park Street. The fence between the sheltered housing and May Wynd has already been broken twice to allow access to the park.**

**Response:** A CCTV scheme would be operated within the site and overseeing activities would be provided by teaching staff.

**(l) The land was given to the people of Hamilton by the Duke of Hamilton for leisure and recreation purposes and not for use as a site for a school. It could easily have been built in Whitehill and it is only for the purposes of a good monetary transaction.**

**Response:** An application to the Court of Session to have the restriction removed from the application site was successful. There is now no legal barrier to the development of the site for the proposed school. An extensive site search was carried out to find a suitable location for the new school and this site was considered to be the most appropriate.

This letter has been copied and is available for inspection in the usual manner.

## **6 Assessment and Conclusions**

- 6.1 The application proposes a replacement secondary school on land within the grounds of the public park on Bothwell Road in Hamilton. The site has the benefit of outline planning permission and therefore the main planning considerations in determining the application are whether the proposals accord with the terms of the outline consent, the impact on traffic safety and residential amenity in the area and the environmental impact of the proposed development.
- 6.2 In terms of the outline consent, the recent detailed proposals have been assessed and I am satisfied that these conditions have largely been addressed and any outstanding matters can be addressed by the imposition of further conditions.
- 6.3 With regard to roads issues, a Transportation Assessment has shown that the junctions of Caird Street/New Park Street and Bothwell Road/Caird Street are nearing capacity. As a result, further improvements may be required at these junctions. The proposed access to the site would also require to be widened to 7.3 metres. The plans have been amended and this requirement shall be imposed as a condition accordingly. Roads also recommend that a number of other conditions are imposed regarding providing adequate facilities for travel demand, parking provision and layout, traffic management and phasing and are satisfied that the proposed development can be accommodated subject to the imposition of these conditions.
- 6.4 Concerns however have been raised by the parents of Beckford Primary School regarding the proposal. These largely related to concern that the proposed development may lead to the loss of a pick up and drop off area for the primary school. The plans however have been amended and the existing pick up and drop off facility within the Jehovah's Witnesses car park will remain. I am therefore satisfied that adequate provision has been made for Beckford Primary School and that the proposed development would not have an adverse impact on the amenity of the park.
- 6.5 In terms of the impact of the proposals on residential amenity the proposed school buildings would be a significant distance from the nearest residential properties so that direct impact for residents would be minimal. There would be an increase in activity in the area but this would be confined to periods when pupils are entering and leaving the school i.e. during normal working hours on weekdays. The use of the pitches outside school hours is likely to be similar to other Council facilities and would not be open before 0700 or after 2200. The use of the school outwith school hours by the community is encouraged by Central Government and would help integrate the new facility into the surrounding area.
- 6.6 In relation to environmental impact, the Ecological Assessment Report submitted in conjunction with the planning application indicates that there is limited ecological potential within the site and there is no need for further ecological surveys to be carried out. Furthermore SNH has also been consulted and has no objection to the proposed development. I am therefore satisfied that with the imposition of relevant conditions that the proposed development would not be detrimental to the ecology in the area.

- 6.7 This proposal forms part of the wider project to modernise secondary schools in the Council's area. The refurbishment of the existing Holy Cross School at its current site is not feasible due to the constraints of that site and after a search of alternative sites the application site was considered the most suitable to serve the catchment area of the school and meets a range of planning and roads criteria. A new school will be a major asset to the local community and should assist in improving educational standards, a core objective of the Council and the Scottish Executive. In view of the above I recommend that planning consent be granted.

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**12 August 2005**

### **Previous References**

- ◆ Planning Application HM/04/0324

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

TRANSCO (Plant Location)	08/04/05
Environmental Services	08/04/05
Scottish Natural Heritage	20/04/05 & 4/08/05
Sportscotland	21/04/05
Roads and Transportation Services	12/04/05 & 04/08/05
S.E.P.A. (West Region)	08/04/05
Scottish Water	08/04/05
Historic Scotland	08/04/05
Power Systems	11/04/05
Architecture + Design Scotland	24/05/05

- ▶ Representations

Representation from : Petition containing 64 signatures, Owner/Occupier, 67  
Whistleberry Drive, Whitehill, Hamilton  
RECEIVED 8/04/05

Representation from : Mrs. Penny Stevenson, 7/6 May Wynd, Hamilton ML3 OST  
DATED 26/06/05

**Contact for Further Information**

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

Gwen McKillop, Planning Officer, Brandon Gate, Hamilton  
Tel: Ext:3561 (01698 453561)  
E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto:Enterprise.hamilton@southlanarkshire.gov.uk)

## CONDITIONS

- 1 That the development hereby permitted shall be started not later than 4th July 2008.
- 2 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.
- 3 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.
- 4 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.; (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.
- 5 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.
- 6 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 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.
- 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.
- 9 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 8 above, shall be erected and thereafter maintained to the satisfaction of the Council.

- 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.
- 11 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.
- 12 That before development starts an assessment of the existing and future school transport demand in respect of buses, cars, cycles and pedestrians, together with a scheme identifying all the facilities required to accommodate this demand, shall be submitted to and approved by the Planning Authority and, prior to the school being occupied, these facilities shall be provided within or external to the site.
- 13 That before development starts an assessment of the revised walking routes to the school site, together with a scheme identifying all the infrastructure required to enable these routes to safely accommodate the likely demand, shall be submitted to and approved by the Planning Authority and, prior to the school being occupied, these facilities shall be provided.
- 14 That before development starts an assessment of the existing and future demand for children being picked up and dropped off by parents, together with a scheme identifying the facilities needed to accommodate this demand, shall be submitted to and approved by the Planning Authority and, prior to the school being occupied, these facilities shall be provided either within or in the vicinity of the site.
- 15 That before development starts a revised internal layout which ensures, adequate servicing and that there is no significant conflict between pedestrian and vehicular traffic within the site shall be submitted to and approved by the Planning Authority and prior to the school being occupied the layout hereby approved shall be constructed.
- 16 That parking provision, for all uses (inc. Religious hall), within the development site shall comply with the Council's Guidelines for Development Roads and the maximum standards as set down in SPP17. Disabled parking spaces and cycle parking shall also be provided in accordance with this guidance.
- 17 That before development starts a 'Swept Path' assessment demonstrating that school buses can negotiate both the internal layout and revised routes, shall be submitted to the Planning Authority for approval and any modifications to these junctions to allow such access by school buses shall be agreed with the Planning Authority, prior to the development commencing, and all these works, as approved, shall be completed prior to the school being occupied.
- 18 That before development starts a widened access road (7.3 metres and 2 x 2 metre footways) to the school incorporating a suitable traffic calming scheme shall be submitted to and approved by the Planning Authority and thereafter implemented prior to the school being occupied.
- 19 That the design and layout of all infrastructure improvements shall be designed in accordance with the 'Design Manual for Roads and Bridges' (DMRB) and the Council's 'Guidelines for Development Roads'.

- 20 That before development starts a programme indicating the construction phasing of the scheme, together with the proposed traffic management operation during construction, including the circulation of vehicles and pedestrians shall be submitted to and approved by the Planning Authority.
- 21 That the traffic management at the site and the circulation of vehicles and pedestrians shall at all times accord with the scheme approved under the terms of condition 20 above.
- 22 That before development starts a transport assessment of the likely impact on capacity at the Morrison's roundabout, the junction of Caird Street/New Park Street and the junction of Bothwell Road/ Caird Street shall be submitted to and approved by the Planning Authority and any modifications to these junctions to mitigate such impact shall be agreed with the Planning Authority, prior to the development commencing, and all mitigation measures, as approved, shall be completed prior to the school being occupied.
- 23 That prior to the commencement of development, drainage details shall be submitted to and approved by the Council as Planning Authority. This scheme shall seek the implementation of a Sustainable Urban Drainage System within the site and shall demonstrate that any additional flow from the foul drainage arising from the development shall not cause or contribute to the premature operation of consented storm overflows and shall confirm that sufficient capacity exists at Hamilton Sewage Treatment Works.
- 24 That the development hereby approved shall not be commenced until the drainage works have been completed in accordance with the approved plans.
- 25 That before development starts a Floodlighting and Noise Impact Assessment regarding the design and use of the outdoor facilities shall be submitted to and approved by the Council as Planning Authority.
- 26 That prior to work commencing details shall be submitted of measures to ensure that dust from the site shall not give rise to nuisance conditions and these measures shall be implemented to the satisfaction of the Council as Planning Authority when work starts.
- 27 That before the development starts, a report from a professionally qualified source describing the soil and ground conditions prevailing over the application site (including details of the nature, concentration and distribution of any contaminants), shall be submitted to and approved by the Council as Planning Authority and the development shall not be commenced until such action as is recommended by this report to remove or render harmless any such contaminants, has been implemented and completed to the full specification and entire satisfaction of the Council. The developer shall give the Council at least 7 working days notice in writing prior to the commencement of any decontamination works on the site.

- 28 That before any work commences on site, a management plan for all areas of open space within the development site shall be submitted to the Council as Planning Authority for written approval and it shall indicate how the nature conservation value of the area, in particular the Biodiversity Area, will be protected and enhanced in the long term to ensure it's continued contribution to the long term biodiversity of the area.
- 29 That the school shall not be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 30 That before development starts a bat survey shall be submitted to the Council as Planning Authority and the recommendations of this report shall be implemented to the satisfaction of the Council.
- 31 That no vegetation shall be removed within the main bird breeding season (February to June inclusive) without the written agreement of the Council as Planning Authority.
- 32 That during any demolition or construction works all necessary mitigation measures shall be taken to prevent pollutants typically associated with this type of development from entering Wellshaw Burn.
- 33 That the 30 year post development Critical Storm, attenuated back to a 1 in 2 year greenfield release shall be contained within the underground sewers and the difference between the 30 year and the 200 year post development Critical Storm, is to be managed adequately within the site without detriment to properties, within or outwith the development.
- 34 That the pitches shall be constructed in accordance with the details shown on the approved layout unless otherwise agreed in writing by the Council as Planning Authority and shall be completed to the satisfaction of the Council prior to the occupation of the new school.

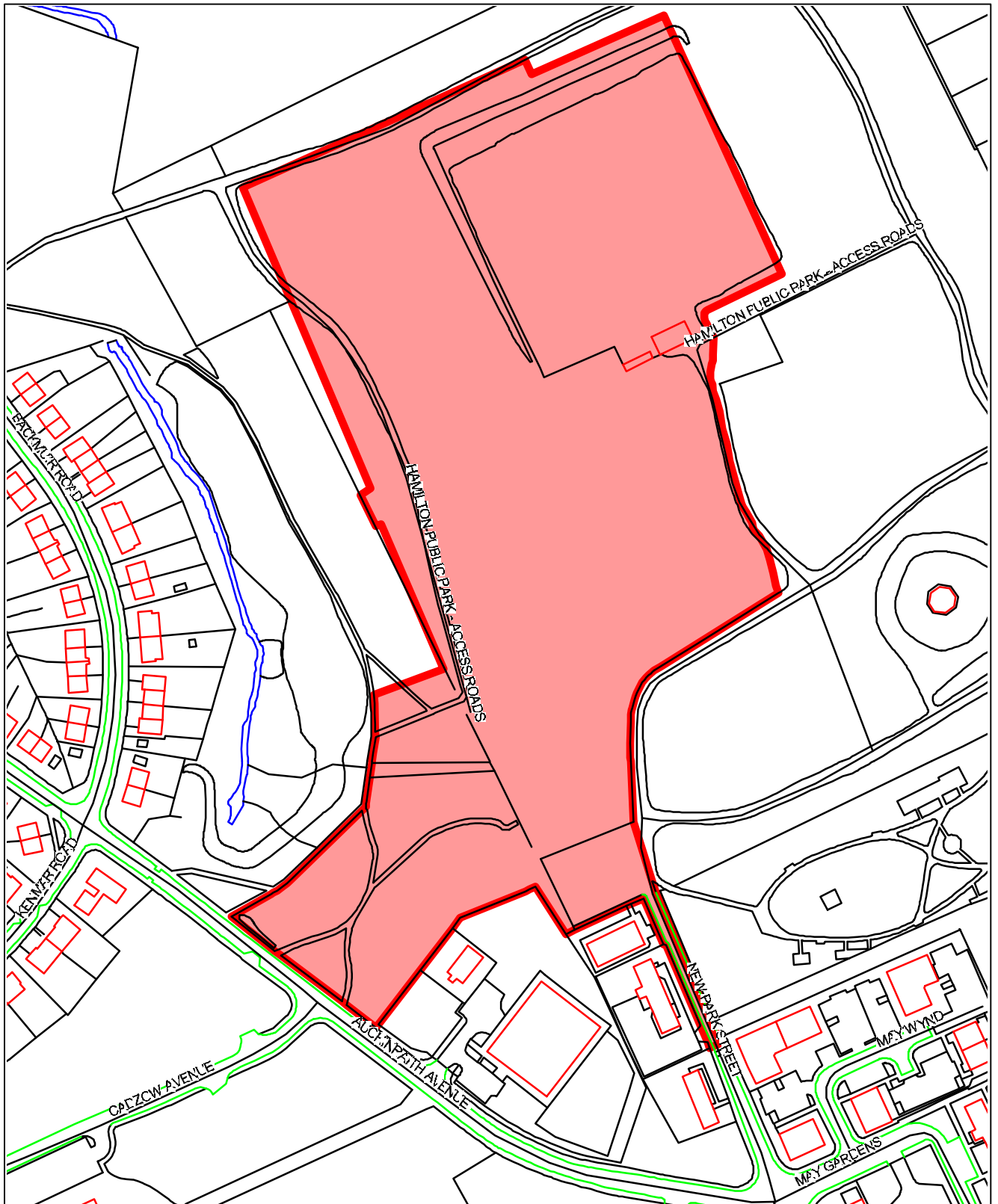
## REASONS

- 1 To accord with the outline planning permission.
- 2 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 3 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 4 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 These details have not been submitted or approved.
- 9 In the interests of amenity and in order to retain effective planning control.
- 10 These details have not been submitted or approved.
- 11 In order to retain effective planning control
- 12 In the interest of public safety
- 13 In the interest of public safety
- 14 In the interest of public safety
- 15 In the interest of public safety



- 16 In the interest of public safety
- 17 In the interest of public safety
- 18 In the interest of public safety
- 19 In the interest of public safety
- 20 In the interest of public safety
- 21 In the interest of public safety
- 22 In the interest of public safety
- 23 To ensure the provision of a satisfactory land drainage system.
- 24 To ensure the provision of a satisfactory land drainage system.
- 25 In the interests of amenity.
- 26 In the interests of amenity.
- 27 To ensure the site is free of contamination and suitable for development.
- 28 To ensure the protection and maintenance of the existing woodland within the area
- 29 To ensure the provision of a satisfactory sewerage system
- 30 To ensure the protection of bats.
- 31 To ensure the protection of birds.
- 32 To ensure the Wellshaw Burn is free of contamination.
- 33 To prevent flooding.
- 34 To ensure adequate sports facilities are provided.

For information only



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