

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>13 August 2019</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/18/1837
Planning proposal:	Erection of 70 dwelling units comprised of detached and semi-detached and terraced houses, and 3 storey flatted units, and associated roads and landscaping.

## 1 Summary application information

Application type:	Detailed planning application
Applicant:	Dawn Homes Ltd
Location:	Land 100M Northeast Of Cambuslang Karting Dale Avenue Cambuslang South Lanarkshire

## 2 Recommendation(s)

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

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

### 2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) A request for a hearing prior to determination has been received. However, in terms of the Council's guidance on hearings, the request is not considered to meet the criteria in this case. Therefore, the application can be determined without a hearing taking place.
- (3) If planning consent is granted, the decision notice should be withheld until an appropriate obligation under Section 75 of the Planning Act and/or other appropriate obligation has been concluded between the applicant and the Council in respect of a financial contribution in respect of:
  - a) the phasing, improvement and upgrading of educational facilities
  - b) the phasing, improvement and upgrading of community facilities

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

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

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

### **3 Other information**

- ◆ Applicant's Agent: Michael Keegan
- ◆ Council Area/Ward: 13 Cambuslang West
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015):**  
Policy 4 Development management and placemaking  
Policy 5 Community infrastructure assessment  
Policy 12 Housing land  
Policy 13 Affordable housing and housing choice  
Policy 16 Travel and transport  
Policy 17 Water environment and flooding

**South Lanarkshire Local Development Plan  
(Supplementary Guidance)  
Development Management, Place Making and Design**  
DM1 Design

#### **Affordable Housing and Housing Choice**

**Sustainable Development and Climate Change**  
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**  
Policy 5 Development Management and Placemaking  
Policy 11 Housing  
Policy 12 Affordable Housing  
Policy 15 Travel and Transport  
Policy 16 Water Environment and Flooding  
Policy DM1 New Development Design

Policy SDCC2 Flood risk  
Policy SDCC3 Sustainable Drainage Systems  
Policy DM15 Water Supply  
Policy DM16 Foul Drainage and Sewerage

◆ **Representation(s):**

▶	43	Objection Letters
▶	1	Support Letters
▶	1	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

Network Rail

Education Resources School Modernisation Team

Housing Services

Community Services

Cambuslang Community Council

Environmental Services

Roads Flood Risk Management

Scottish Water

SEPA West Region

SP Energy Network

Scottish Gas Digital Records Department

## **Planning Application Report**

### **1 Application Site**

- 1.1 The planning application site relates to an area of land to the south of Dale Avenue in Cambuslang forming part of the cleared site of the former Hoover factory. The site extends to approximately 1.6 hectares. The site is bounded to the southwest by the main Glasgow to London railway line, to the south east by Cambuslang Rangers football ground and Somervell Street Industrial Estate and to the west and north by recently constructed residential development.
- 1.2 The former Hoover factory covers a large proportion of the site and is currently vacant land. The factory buildings were demolished in 2008 and the site cleared and regraded. The northern area of the former factory site has been redeveloped for housing under a previous planning consent (CR/16/0096) by the applicant Dawn Homes and Keepmoat Homes. The site is generally level.

### **2 Proposal(s)**

- 2.1 The applicants propose the erection of a residential development of 70 dwellings, comprising, 25 detached, 28 semi-detached, 8 terraced units and 9 flats, internal roads, parking areas and informal open spaces. Part of the development, the terraced and flatted properties to the south east of the site, will provide 17 units for rent as Housing Association accommodation and will be managed by the Clyde Valley Housing Association. All of the dwellings will be two storey except for the flats which consist of one three storey block with three flats on each floor. Two parking courts are provided to serve the terraced dwellings and the flats. All the properties will be finished externally with modern materials including brick, stone and rendered walls, concrete roof tiles and uPVC windows. The flats will have galvanized steel juliette balconies on the north, south and east elevations.
- 2.2 The development will be accessed via Dale Avenue which has been completed as part of the previous consent and linked to Somervell Street. Structural planning will separate the development from the railway to the south west and the football stadium to the south east. The previous consent will provide the main area of open space area to the north of the site close to the River Clyde. Approximately half of this open space houses the SUDs basin for the wider site and the remainder is being laid out as informal open space with a formal games court located adjacent to the SUDs basin. New footpath and cyclepath links are being provided to the Clyde Walkway on the River Clyde as part of the previous consent.
- 2.3 The development is classified as a 'Major' development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and was the subject of pre-application consultation, including a public exhibition held in the Cambuslang Institute, Greenlees Road, Cambuslang, on 12 September 2018. A number of documents have been provided in support of the application, namely a Pre-application Consultation Report, Site Investigation Report, Noise Assessment and a Design Statement.
- 2.4 The site has been subject to a Pre Application Notice (P/18/0007/PAN). Under the new regulatory framework following from the Planning etc. (Scotland) Act

2006, applicants lodging a major planning application are required to undertake 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 with the current planning application.

### **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.

3.2.2 In land use terms, the application site is identified, within the adopted SLLDP, as forming part of the Council's housing land supply (Policy 12). In terms of those sites identified as part of the Council's housing land supply (Policy 12) their development for residential purposes is supported (subject to compliance with normal development management criteria), as this will assist the Council in meeting its housing needs.

3.2.3 With regard to normal development management criteria, a number of other policies within the adopted SLLDP are 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 16 - Travel and Transport and Policy 17 - Water Environment and Flooding.

3.2.4 These principal 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 and Policy DM13 – Development within General Urban Area/Settlement),
- 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.

- 3.2.5 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.
- 3.2.6 An assessment of the proposal against these specific policies is contained in Section 6 of this report.
- 3.2.7 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 5, 11, 12, 15, 16, SDCC2, SDCC3, DM1, DM15 and DM16 are relevant.

### 3.3 Planning History

- 3.3.1 Planning permission in principle (CR/11/0248) was granted to Forrest Developments Ltd and St Vincent (435) c/o Dawn Developments Ltd 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. Following the original planning permission in principle consent, detailed planning consent (CR/16/0096) was granted in March 2017 to St Vincent St 435 Keepmoat Homes Ltd for the construction of 195 houses and associated infrastructure, earth moving, roads, drainage and landscaping. The first two areas of housing to the north and south of Dale Avenue have been developed by Dawn Homes and Keepmoat Homes over the last two years. These units are largely constructed and a significant number of the homes and are now occupied. An amendment to this consent (P/18/0042) in respect of relocation of footpath/cycleway and amended house types was granted in July 2018.

## 4 Consultation(s)

- 4.1 **Roads and Transportation Services (Development Management)** – have no objections to the proposal subject to conditions being attached to any consent in respect of detailed road design, dropped kerbs, parking provision requirements and a Traffic Management Plan.  
**Response:** Noted. Appropriate conditions will be added to any consent issued.
- 4.2 **Network Rail** – have no objections to the proposal subject to advisory notes being attached to any consent in relation to planting and construction works in close proximity to operational railway embankments and supporting structures.  
**Response:** Noted. Appropriate advisory notes will be added to any consent issued.

- 4.3 **Education Resources School Modernisation Team** – have no objections to the proposal, however, developer contributions would be required towards education facilities.  
**Response:** Noted. A Section 75 Legal Agreement would be concluded prior to any consent being issued.
- 4.4 **Housing Services** – have no objections to the proposal as the developer is providing 25 % of the total number of residential units for rent as Affordable Housing which will be managed and operated by the Clyde Valley Housing Association. Clyde Valley Housing Association have confirmed that the unit types being provided will enable them to offer accommodation to a range of households.  
**Response:** Noted. Appropriate conditions will be added to any consent issued.
- 4.5 **Community Services** – have no objections to the proposal, however, would require developer contributions in respect of community facilities.  
**Response:** Noted. A Section 75 Legal Agreement would be concluded prior to any consent being issued.
- 4.6 **Cambuslang Community Council** – object to the proposed development on the grounds that:

Application Specific Issues

- (a) **The development requires a full Environmental Impact Assessment as it will clearly have a significant effect on the environment.**

**Response:** The proposal has been assessed against Schedule 3: Selection criteria for screening Schedule 2 Development, i.e. the characteristics of the development, its location and characteristic of the potential impact, and the Council considers that the proposal is not EIA development.

- (b) **No traffic should use the Somervell Street / Bridge Street junction prior to a wider capacity study being undertaken.**

**Response:** Roads and Transportation Services raised no objections to the proposal subject to conditions being attached to any consent in respect of detailed road design, dropped kerbs, parking provision requirements and a Traffic Management Plan. Relevant conditions have been attached.

- (c) **The submitted noise study is inadequate and mitigation measures provided by the noise barrier insufficient.**

**Response:** Environmental Services raise no objections, subject to conditions and advice notes being attached in respect of industrial noise survey and validation testing and construction noise. These conditions will be attached to any consent issued.

- (d) **There is no detailed landscape strategy or planting detail.**

**Response:** The development proposes several areas of landscaping and a condition has been attached in respect of the submission and approval of a detailed landscape scheme.

- (e) **The Pre Application Consultation Event was poorly undertaken with residents of the new housing not being directly notified.**

**Response:** The applicants submitted a Proposal of Application Notice (PAN) in July 2018, amended following comments by the Council in August 2018. The applicants advertised the proposed Public Consultation Event in the Rutherglen Reformer and the subsequent Public Consultation Event was held on 12 September 2018 in Cambuslang Institute. The Pre-Application Consultation Report is available on the planning portal.

- (f) **The application fails to set out a parking strategy for cycles, for the Cambuslang Rangers Football Club, Cambuslang Railway Station or on street parking within the development and no financial contribution from the developer has been identified.**

**Response:** Roads and Transportation Services raised no objections to the proposal subject to conditions being attached to any consent in respect of detailed road design, dropped kerbs, parking provision requirements and a Traffic Management Plan. Relevant conditions have been attached.

- (g) **The development fails to provide 10% accessible standard dwellings or clarification as to the Category A Energy Efficiency standards.**

**Response:** On a site such as this which is reasonably level, the majority of units will be to Accessibility Standards and all dwellings will be assessed and require to meet relevant energy efficiency standards. This will be determined and agreed by Building Standards Officers at the Building Warrant stage.

- (h) **The development fails to assess or address potential privacy, right to light standards or the inclusion of solar panels.**

**Response:** The proposed development will not significantly increase the overshadowing of the existing houses on Dale Avenue given the distance between the properties and the proposed flats and the height of the proposed flats.

#### Wider Area Issues

- (i) **There has been a lack of a planning strategy for the area following the previous Master Plan leading to a piecemeal development approach for the area.**

**Response:** The Proposed South Lanarkshire Local Development Plan 2 provides the planning context for the wider area and identifies an area of land to the east of Somervell Street and west of Bridge Street as a Development Framework Site and sets out guidance for the development of that wider area in Appendix 3.

- (j) **There has been a lack of transport context for the site only the previously submitted Traffic Assessment for the previous master plan site.**

**Response:** Roads and Transportation Services raised no objections to the proposal having fully assessed the information submitted.

- (k) **There is a lack of provision for cycle parking within the estate or links to the National Cycle Network routes.**

**Response:** New footpath and cycle path links are being provided to the Clyde Walkway on the River Clyde and the National Cycle Network as part of the



previous consent. Cycle parking facilities are not required to be provided in a residential development.

- (l) **There is a lack of detailed design and insufficient plans demonstrating the detailed quality urban design.**

**Response:** The design and scale of the proposed development is considered acceptable in this location given that it is an extension and third phase of the existing residential development and the design and external finishes are similar continuing the existing pattern of development.

- (m) **Failure to recognise the important “Cambuslang Entrance Gateway” of the Hoover and Bridge Street Sites particularly in respect of the Bridge Street /Somervell Street junction and any future Park and Ride Facility.**

**Response:** The Council is currently undertaking a consultation process in respect of the possible provision of a park and ride facility in Bridge Street.

- (n) **There is too much space left over in many of the sites in this area leading to littering and dumping prior to them being formally adopted by SLC.**

**Response:** The design and scale of the proposed development is considered acceptable continuing the existing pattern of development. The proposed open spaces and landscaped areas in both the previously consented development and the proposed development will be managed and maintained by the applicant and will not be adopted by the Council.

- (o) **There should have been a requirement for a wider area Environmental Impact Assessment.**

**Response:** This proposal has been assessed against Schedule 3: Selection criteria for screening Schedule 2 Development, i.e. the characteristics of the development, its location and characteristic of the potential impact, and the Council considers that the proposal is not EIA development. A screening assessment will be undertaken for any future development where the scale of the development requires a screening opinion to be provided.

- 4.7 **Environmental Services** – have no objections, subject to conditions and advice notes being attached in respect of rail vibration survey, industrial noise survey and validation testing, further contaminated land site investigation, construction noise and dust management and monitoring.

**Response:** Noted. Appropriate conditions and advisory notes will be added to any consent issued.

- 4.8 **Roads Flood Risk Management** – have no objections to the proposed development subject to conditions in relation to the implementation of a Sustainable Drainage Design designed and independently checked in accordance with the Council's SUDS Design Criteria Guidance. In terms of flood risk, a Flood Risk/Drainage assessment (FRA) was requested.

**Response:** Noted. Appropriate conditions will be added to any consent issued.

- 4.9 **Scottish Water** – have no objections to the proposed development.

**Response:** Noted.

- 4.10 **SEPA West Region** – have no objections to the proposed development subject to conditions in relation to the provision of an updated Flood Risk Assessment (FRA).

**Response:** Noted. Appropriate conditions will be added to any consent issued

- 4.11 **SP Energy Network** – no response to date.

**Response:** Notwithstanding this, an advisory note would be attached to any consent issued reminding the applicants of the requirement to consult statutory undertakers, prior to commencement of works on site.

- 4.12 **Scottish Gas Digital Records Department** – no response to date.

**Response:** Notwithstanding this, an advisory note would be attached to any consent issued reminding the applicants of the requirement to consult statutory undertakers, prior to commencement of works on site.

## **5 Representation(s)**

- 5.1 Statutory notification was undertaken and the proposals advertised in the local press for non-notification of neighbours. Following this, 45 letters of representation were received, consisting of 43 objections, 1 letter of support and 1 letter of comment. The issues raised in all representations can be summarised as follows:

### Requirement for Additional Housing

- (a) **The additional housing provided by the proposed development is not required as there are too many houses already in the area.**

**Response:** The site is identified in the South Lanarkshire Local Development Plan as forming part of the Housing Land Supply which aims to meet demand for housing in the area and in wider South Lanarkshire.

### Affordable Housing

- (b) **The affordable / social housing, particularly flatted properties, provided by the proposed development is not required as there is sufficient social housing in the area with previous consents including Bridge Street Link Housing Association and have only been included in order to ensure the developer gets consent.**

**Response:** The site is identified in the South Lanarkshire Local Development Plan as forming part of the Housing Land Supply which aims to meet demand for housing in the area including a requirement for the provision of affordable housing. 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. Developers are required to provide 25 % of the total numbers of units developed on site or to make an equivalent financial contribution to off-site provision. Housing Services welcomed the on-site provision in partnership with the Clyde Valley Housing Association as it would help meet demand for rented accommodation.

- (c) **The affordable / social housing should be relocated to alternative location not adjacent to existing housing possibly close to the railway or on the former job centre site in Somervell Street which is also believed to be owned by Dawn Homes.**

**Response:** The location of the affordable housing units is considered to be acceptable and Council cannot consider other land potentially owned by the developer which is out with the application site.

- (d) **The affordable / social housing will be of poor quality design and build and therefore contrary to Policy 5 of the Proposed South Lanarkshire Local Development Plan 2.**

**Response:** The design and quality of the proposed affordable housing is considered to be comparable and compatible with the surrounding residential development.

- (e) **The affordable / social housing will lead to anti-social behaviour and raises concerns over the type of people being housed there, particularly in an area where young children live.**

**Response:** The provision of affordable housing is considered acceptable in this location. The individual people renting accommodation is not a relevant planning matter.

Development Framework Designation

- (f) **The proposed development would be contrary to the Local Development Framework designation in that the proposed development and current development are all housing and other uses are not provided for since the Master Plan.**

**Response:** The application site is not designated as a Development Framework Site in either the Adopted South Lanarkshire Local Development Plan or the Proposed South Lanarkshire Local Development Plan 2. The Proposed South Lanarkshire Local Development Plan 2 identifies an area of land to the east of Somervell Street and west of Bridge Street as a Development Framework Site.

Parking Provision, Traffic and Road Safety

- (g) **The development will result in an unacceptable increase in traffic which will have an adverse impact on road and public safety, particularly when combined with recently consented developments such as the Bridge Street Housing Association site and the traffic from Somervell Street Industrial Area.**

**Response:** Roads and Transportation Services raised no objections to the proposal subject to conditions being attached to any consent in respect of detailed road design, dropped kerbs, parking provision requirements and a Traffic Management Plan. Relevant conditions have been attached.

- (h) **Lack of parking provision for the proposed development, particularly in respect of provision for the flatted block, will increase the existing parking problems in the area caused by the existing businesses, the Cambuslang Football Stadium, Sweepers Pub and commuters using the station. There is a significant problem with illegal on street parking and blocking of pavements with parked cars at the Somervell Street end of the site which cause road and pedestrian safety issues.**

**Response:** Roads and Transportation Services raised no objections to the proposal subject to conditions being attached including parking provision requirements. The parking provision has been assessed and meets with the required standards. There are no current parking restrictions on the

surrounding streets, including the northern area of Somervell Street. Illegal on street parking and blocking of pavements with parked cars is a matter for the police.

- (i) **The location of the access to the flatted block parking area is unsafe being directly opposite a driveway.**

**Response:** Roads and Transportation Services raised no objections to the proposal in respect of the location of the access to the flatted block parking area.

- (j) **On street parking restrictions are requested and the introduction of residents parking permits.**

**Response:** Roads and Transportation Services raised no objections to the proposal. Any request for the introduction of on street parking restrictions would be a matter for Roads and Transportation Services and should be made directly to that Service.

- (k) **Traffic calming requires to be included along Dale Avenue to prevent this road being used as a cut through from Cambuslang Main Street.**

**Response:** Roads and Transportation Services raised no objections to the proposal in respect of traffic calming on Dale Avenue. Traffic calming measures are proposed on the internal roads, however, not on the main spine road Dale Avenue.

#### Landscaping and Openspace

- (l) **The limited provision of openspace and landscaping in the proposed development.**

**Response:** The development proposes several areas of landscaping and a condition has been attached in respect of the submission and approval of a detailed landscape scheme. The larger areas of open space and play facilities, including a MUGA pitch, will be required to be provided through the previous planning consent to the north of the current development.

#### Loss of Privacy/Loss of Light/Loss of View

- (m) **The design of the proposed flats will lead to overlooking of properties on the opposite side of Dale Avenue, resulting in residents in the flats looking directly into bedrooms and bathrooms of the existing properties.**

**Response:** The proposed development meets with the guidelines for habitable room window to window distance, being more than 20 m from windows in the flats to windows in the existing houses on Dale Avenue. It is, therefore, not considered that the proposed development will result in an unacceptable level of overlooking.

- (n) **The design of the proposed flats will lead to overshadowing of properties on the opposite side of Dale Avenue.**

**Response:** The proposed development will not significantly increase the overshadowing of the existing houses on Dale Avenue given the distance between the properties and the proposed flats and the height of the proposed flats.

- (o) **The design of the proposed flats will lead to a loss of the view from properties on the opposite side of Dale Avenue given the location on the highest part of the site.**

**Response:** The loss of a view is not a relevant planning matter.

Noise and Disturbance

- (p) **Residents in the proposed dwellings, particularly the flats, will hear the noise and disturbance from the Cambuslang Football Stadium and the Sweepers bar.**

**Response:** Environmental Services raise no objections, subject to conditions and advice notes being attached in respect of industrial noise survey and validation testing and construction noise. These conditions will be attached to any consent issued.

Water Supply and Flood Risk

- (q) **There is insufficient detail provided in respect of water supply, drainage and flood risk.**

**Response:** The applicant has submitted a Drainage Layout Drawing Number 2454-20-0 together with a wider Drainage Strategy Drawings Numbers 1885-2020-1 REV A (1 of 2) and 1885-2020-1 REV A (2 of 2) which identify the development being linked to the SUDs basin provided for the wider site. SEPA and Roads and Transportation Services Flooding Section have been consulted and have raised no objection to the proposed development. Conditions in relation to the implementation of a Sustainable Drainage Design designed and independently checked in accordance with the Council's SUDS Design Criteria Guidance and submission of an updated Flood Risk/Drainage Assessment (FRA) will be attached to any consent issued.

Pre Application Consultation Process (PAN)/Information from Developer

- (r) **There was no pre-application consultation prior to the application being submitted.**

**Response:** The applicants submitted a Proposal of Application Notice (PAN) in July 2018, amended following comments by the Council in August 2018. The applicant's advertised the proposed Public Consultation Event in the Rutherglen Reformer and the subsequent Public Consultation Event was held on 12 September 2018 in Cambuslang Institute. The Pre-Application Consultation Report is available on the planning portal.

- (s) **The housing types, tenure and layout in the current application differ from the information provided by the developer at the Pre-Application Consultation Event. The plans at the PAC event showed detached and semi-detached houses and not terraced houses or flats.**

**Response:** The information displayed at the PAC event is a matter for the developer and any layouts are indicative providing an indication of the potential pattern of development indicating the general road layout, access points and general areas for development.

- (t) **Dawn Homes failed to inform new residents when they were buying their properties that there would be flats or rented social housing on the site. This was deliberate action to mislead and misinform buyers until they had purchased their properties in the current development.**

**Response:** The information provided by the developer when selling houses is not under the control of the Council and is not a relevant planning matter.

- (u) **Pre-Application Consultation notification was not sent by the developers to new residents as they had not occupied their houses at the time of the event. No information about the event was displayed in the sales office to inform potential buyers of the event.**

**Response:** The developer placed an advert in the local paper, the Rutherglen Reformer on 5 September 2018, prior to the event taking place. Notification was also sent to all the existing neighbours on 25 July 2018 and again on 6 August 2018 prior to the event. The houses in question were not completed or occupied at the time of the event. Notification was also sent to the Community Council and local Councillors prior to the event taking place. The developer has carried out all the relevant consultation to the satisfaction of the Council.

### **Neighbour Notification Process**

- (v) **The existing houses on Dale Avenue, particularly nos. 137 to 153 Dale Avenue were not sent neighbour notification letters at the time of this application.**

**Response:** Properties at 121 to 153 (odd numbers) were sent Neighbour Notification letters on 25 January 2019. If those properties were not complete or occupied, the postal service would not have been able to deliver the letters. Notification of the application was also published in the Rutherglen Reformer on 6 February 2019 providing details of the application and where to view the plans. Neighbour Notification was sent to all properties within 20 metres of the application site boundary and not all properties on Dale Avenue fall within that distance.

### **Plans and Information Errors**

- (w) **The application address was incorrect and unclear when the application was submitted.**

**Response:** The application address was updated at an early stage to reflect the location on Dale Avenue in Cambuslang.

- (x) **The site layout plan does not reflect the correct house types on plots 77 and 78 in the current development to the north of the application site. These units were built as semi-detached and not detached dwellings.**

**Response:** The applicant has provided an up to date site layout which correctly shows the properties as semi-detached dwellings. These two properties are not directly adjacent to the application site.

- (y) **The types of houses and proportion of affordable social housing is not clearly set out in the plans**

**Response:** The applicant has submitted both a site layout plan which clearly identifies each of the proposed house types together with plans of each house type. The legend on the Proposed Layout Plan drawing number AL(0)100 provides a breakdown of the proposed house types, this includes 53 houses either detached or semi-detached (listed by house type) and 17 classed as Affordable being either terraced (8 houses) or flats (9 flats).

**(z) A Contaminated Land Assessment has not been submitted for the development,**

**Response:** The applicant has submitted a "Report on Site Investigations" by Mason Evans, which is available on the planning portal together with all the associated Appendices.

**(aa) A Noise / Acoustic Assessment has not been submitted for the development.**

**Response:** The applicant has submitted a "Noise Impact Assessment – Parcel 3, Former Hoover Site, Cambuslang" by Bureau Veritas, which is available on the planning portal together with all the associated Appendices.

**(bb) A Design Statement has not been submitted for the development.**

**Response:** The applicant has submitted a "Design Statement" by Dawn Homes, which is available on the planning portal.

**(cc) The applicant fails to set out how they intend to contribute to the wider infrastructure requirements in respect of cycling, parking, roads and education. A Section 75 Legal Agreement will be required.**

**Response:** Under the previous application and traffic assessment a contribution was required to the improvement of traffic signals at the junction of Bridge Street and Somervell Street on the basis of the wider development of 300 dwellings. The Council is currently undertaking a consultation process in respect of the possible provision of a park and ride facility in Bridge Street. Various Council services have been consulted to establish any requirements for on-site provision or financial contributions towards off-site provision in relation to the proposed development and these will be included in a Section 75 Legal Agreement which will require to be concluded prior to any consent being issued.

#### Environmental Impact Assessment

**(dd) An Environmental Impact Assessment should be carried out for the development which may have major environmental impacts.**

**Response:** The proposal has been assessed against Schedule 3: Selection criteria for screening Schedule 2 Development, i.e. the characteristics of the development, its location and characteristic of the potential impact, and the Council considers that the proposal is not EIA development.

#### Accessibility Standard Units

**(ee) It is not clear what number of the proposed dwellings will be to Accessibility standards.**

**Response:** On a site such as this which is reasonably level, the majority of units will be to Accessibility Standards. This will be determined and agreed by Building Standards Officers at the Building Warrant stage.

#### Property Values

**(ff) The proposed development will have an adverse impact on the value of properties in Dale Avenue.**

**Response:** Property values are not a valid planning consideration.

## **Grounds for Objection Not Specified**

**(gg)A number of objections did not state any grounds for objecting to the application.**

**Response:** Noted

### **Supporting Representation**

**(hh)One representation of support has been submitted, however, no further detail was provided.**

**Response:** Noted

- 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 the erection of a residential development of 70 dwellings, comprising, 25 detached, 28 semi-detached, 8 terraced units and 9 flats, internal roads, parking areas and informal open spaces. Part of the development, the terraced and flatted properties to the south east of the site, will provide rented Housing Association accommodation and will be managed by the Clyde Valley Housing Association. 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 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 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 design and scale of the proposed development is considered acceptable in this location given that it is an extension and third phase of the existing residential development and the design and external finishes are similar continuing the existing pattern of development. There are suitable landscape buffers between the proposed housing and the railway line and suitable distance between the proposed housing and the Cambuslang Football Stadium and Somervell Street Industrial Area. Roads and Transportation Services are satisfied with the proposed road layout, access and parking provision. The proposed development layout complies with the Residential Design Guide in terms of window to window distances, outside space and other amenity issues. The proposed development is considered to be consistent with Policy 4 and with the policy guidance set out within the associated Supplementary Guidance Development Management, Placemaking and Design.
- 6.3 As set out above, the site is identified as a proposed housing site (Policy 12). Residential development of the site is, therefore, acceptable, subject to compliance with normal development management criteria. The site is therefore considered acceptable in terms of the designation as a housing site with the adopted SLLDP.



- 6.4 With regard to road safety, Policy 16 - Travel and Transport - requires all new development proposals to consider the resulting impacts of traffic growth. The impact of the proposal on the local road network and in terms of parking provision has been fully assessed by Roads and Transportation Services who have offered no objections, subject to conditions. The applicant, under the previous planning consent (CR/16/0096) has provided a financial contribution towards junction improvements at the junction of Somervell Street, Bridge Street and Glasgow Road to allow the junction to be upgraded to provide for the increased traffic flows from the current and proposed developments. The proposal can, therefore, be considered acceptable in transportation and road safety terms.
- 6.5 The application site is a brownfield site in Cambuslang and is close to public transport. It is, therefore, in a sustainable location. 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. Conditions will be attached in respect of the detailed submission and implementation of a Sustainable Drainage Design. The proposal is, therefore, acceptable when assessed against Policy 2 – Climate Change and Policy 17 - Water Environment and Flooding of the SLLDP and the Sustainable Development and Climate Change SG.
- 6.6 The Council's adopted policy on Community Infrastructure Assessment (Policy 5) advises that a financial contribution from the developer will be sought where it is considered that a development requires capital or other works or facilities to enable the development to proceed. Through an assessment of the proposals it is considered that contributions would be required in terms of the impact on educational and community facilities. The applicants are in agreement to making such contributions and this will be achieved through a legal agreement or other appropriate means. The proposal, therefore, complies with Policy 5. In respect of affordable housing provision, the development includes 17 units, the terraced and flatted properties to the south east of the site, for rented Housing Association accommodation which will be managed by the Clyde Valley Housing Association. It is, therefore, considered that this provision complies with the requirements of Policy 13 - Affordable Housing and Housing Choice.
- 6.7 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposal accords with Policies 5, 11, 12, 15, 16, SDCC2, SDCC3, DM1, DM15 and DM16 in the Proposed plan.
- 6.8 Forty five 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.
- 6.7 In summary, it is considered that the proposal conforms to development plan policy and that the proposal raises no significant environmental or infrastructure

issues. Following a full and detailed assessment of the proposed development, it is considered that the proposed development is in accordance with the adopted 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 4, 12, 13, 16 and 17 of the Adopted South Lanarkshire Local Development Plan and with associated Supplementary Guidance Development Management Place Making and Design and Sustainable Development. The proposal also complies with Policies 5, 11, 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)**

Date: 1 August 2019

### **Previous references**

- ◆ Planning Consent CR/11/0248
- ◆ Planning Consent CR/12/0149
- ◆ Planning Consent CR/12/0188
- ◆ Planning Consent CR/16/0096
- ◆ Planning Consent P/18/0042
- ◆ Pre-Application Consultation Notification P/18/0007/PAN

### **List of background papers**

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated
  
- ▶ Consultations
  - Roads Development Management Team 03.06.2019  
&  
19/07/2019
  - Network Rail 08.02.2019
  - Education Resources School Modernisation Team 05.02.2019
  - Housing Planning Consultations 22/02/2019  
&  
18/07/2019
  - CER Play Provision Community Contribs 08.02.2019

Cambuslang Community Council	24.04.2019
Environmental Services	10.07.2019
Roads Flood Risk Management	12.04.2019
Scottish Water	30.01.2019
SEPA West Region	11.02.2019

► Representations	Dated:
Mr Charles Causer, 149 Dale Avenue, Cambuslang, Glasgow, South Lanarkshire, G72 7EY	13.02.2019
Louise Murdoch, 151 Dale Avenue, Cambuslang, G72 7EY	01.02.2019
Mr Norman Good, 147 Dale Avenue, Cambuslang, Glasgow, South Lanarkshire, G72 7EY	14.02.2019
Mr Alan Docherty, 153 Dale Avenue, Cambuslang, Glasgow, South Lanarkshire, G72 7EY	15.02.2019
Miss Maxine Dallas, 145 Dale Avenue, Cambuslang, Glasgow, South Lanarkshire, G72 7EY	15.02.2019
Mrs Maureen Good, 147, Dale Avenue, Cambuslang, G73 7EY	14.02.2019
Mrs Suzanne Craig, 37 Hoover Drive, Cambuslang, G72 7EE	05.03.2019
Mr Oliver Heath, 42 Spangler Crescent, Cambuslang, G72 7FD	05.03.2019
Miss Ashleigh Anne Pears, 42 Hoover Drive, Cambuslang, G72 7EF	05.03.2019
Miss Nicola Glancy, 31 Hoover Drive, Cambuslang, G72 7EE	05.03.2019
Miss Zoe Mullaney, 52 Hoover Drive, Cambuslang, G72 7EF	05.03.2019
Miss Emma Bell, 8 Spangler Crescent, Cambuslang, Glasgow, G72 7FD	08.03.2019
David Sutton, 9 Douglas Gate, Cambuslang, G72 8DE	06.02.2019
Mrs Louise Murdoch, 151 Dale Avenue, Cambuslang, Glasgow, South Lanarkshire, G72 7EY	15.02.2019
Mr Jonathan Causer, 149 Dale Avenue, Cambuslang, Glasgow, South Lanarkshire, G72 7EY	14.02.2019
Ben Murdoch, 151 Dale Avenue, Cambuslang, G72 7EY	18.02.2019

Lucy Murdoch, 151 Dale Avenue, Cambuslang, G72 7EY	18.02.2019
Fi Grimmond Mailley, Received Via Email	18.02.2019
Miss Chloe Smith, 34 Spangler Crescent, Cambuslang, G72 7FD	05.03.2019
Miss Ashley Malcolm, 32 Hoover Drive, Cambuslang, G72 7EF	08.03.2019
Mr Chas causer, 149 Dale Avenue, Cambuslang, Glasgow, South Lanarkshire, G72 7EY	14.02.2019
Mr Stuart Anderson, 145 Dale Avenue, Cambuslang, Glasgow, South Lanarkshire, G72 7EY	15.02.2019
Barrie Murdoch, 151 Dale Avenue, Cambuslang, G72 7EY	19.02.2019
Louise Murdoch, 151 Dale Avenue, Cambuslang, G72 7EY	19.02.2019
Mr Declan Mount, 113 Dale Avenue, Cambuslang, G72 7EY	03.03.2019
Miss Nicole Gilroy, 113 Dale Avenue, Cambuslang, G72 7EY	03.03.2019
Miss Robyn Quinn, 17 Dunscaith Drive, Cambuslang, G72 8ZF	03.03.2019
Mrs Jackie Gilroy, 9 Carlyle Terrace, Rutherglen, G73 1BE	03.03.2019
Mrs Paula Jackson, 2 Spangler Crescent, Cambuslang, G72 7FD	05.03.2019
Mrs Laura Trainer, 29 Hoover Drive, Cambuslang, G72 7EE	05.03.2019
Mr Mark Hagan, 31 Hoover Drive, Cambuslang, G72 7EE	05.03.2019
Mr Ian Blackwood, 115 Dale Avenue, Cambuslang, G72 7EY	05.03.2019
Mr Bradley Cutajar, 14 Spangler Crescent, Cambuslang, Glasgow, South Lanarkshire, G72 7FD	06.03.2019
Mr Ryan Beattie, 8 Hess Grove, Cambuslang, Glasgow, G72 7FA	08.03.2019
Fiona Wilson, Received Via Email	18.02.2019
Miss Neve Murdoch, 151 Dale Avenue, Cambuslang, Glasgow, South Lanarkshire, G72 7EY	13.02.2019
Mrs Linda Causer, 149 Dale Avenue, Cambuslang, Glasgow, South Lanarkshire, G72 7EY	14.02.2019

Miss Judith Waters, 97 Dale Avenue, Cambuslang, Glasgow, G72 7EY	26.03.2019
Dr Sean McGinty, 35 Hoover Drive, Cambuslang, Glasgow, South Lanarkshire, G72 7EE	29.03.2019
Mr Michael McKeegan, 18 Hoover Drive, Cambuslang, G72 7EF	19.03.2019
Mr Andy Gilroy, 9 Carlyle Terrace, Rutherglen, G73 1BE	03.03.2019
Miss Nicole Gilroy, 113 Dale Avenue, Cambuslang G72 7EY	28.02.2019
Mr Christopher Bilsland, 38 Wheatsheaf Wynd, Cambuslang, G72 6WJ	15.04.2019
Mrs Maureen Good, 147, Dale Avenue, Cambuslang, G73 7EY	15.02.2019
Mrs. Kirsty Brown, 14 Westfarm Grove Cambuslang Glasgow South Lanarkshire G72 7RN	18.07.2019

**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 6LB  
 Phone: 01698 455053  
 Email: [morag.neill@southlanarkshire.gov.uk](mailto:morag.neill@southlanarkshire.gov.uk)

## Detailed planning application

Paper apart – Application number: P/18/1837

### Conditions and reasons

01. 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

02. 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.

03. 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

04. 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.

05. That prior to the completion or occupation of 35 dwellinghouses 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 4 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.

06. 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.

07. 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.

08. 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 7 above, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: In order to retain effective planning control

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

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

10. That the use of the garages hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in or from the garage.

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

11. That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the provision of a satisfactory land drainage system.

12. That the required drainage scheme shall be completed in accordance with the approved details prior to the occupation of any house hereby approved.

Reason: To ensure the provision of a satisfactory land drainage system.

13. That before works start on each phase of the development the applicant shall provide written confirmation from Scottish Water to the Council as Planning Authority that each phase of the development 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

14. That no development shall commence until details of surface water drainage arrangements (including provision of a flood risk assessment, drainage assessment and maintenance responsibilities) 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 requirements (Appendices 1,2,3,4 & 5).

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.

15. That prior to the construction of any dwelling house surface water drainage works shall be completed in accordance with the details submitted to and approved by the Council as Planning Authority, under the terms of Condition 14 above.

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.

16. All surface or foul water arising from the development must be collected and diverted away from Network Rail Property. (Any Sustainable Urban Drainage Scheme should not be sited within 10 metres of railway infrastructure and should be designed with long term maintenance plans which meet the needs of the development).

Reason: To ensure the provision of a satisfactory land drainage system.

17. If not already in place, the applicant must provide a suitable trespass proof fence of at least 1.8 metres in height adjacent to Network Rail's boundary and provision for the fence's future maintenance and renewal should be made. We recommend a 1.8 metre high 'rivetless palisade' or 'expanded mesh' fence. Network Rail's existing boundary measure must not be removed without prior permission.

Reason: In the interest of public safety

18. Where trees/shrubs are to be planted adjacent to the railway boundary these should be positioned at a minimum distance from the boundary which is greater than their predicted mature height. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary.

Reason: In the interest of public safety



19. That prior to occupation of the first dwelling house the developer will submit for the written approval of the Council, as Planning Authority, a Residential Travel Plan 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.

Reason: In the interest of public safety

20. That all new residents within the approved site shall be issued by the developer with a copy of the approved Residential Travel Pack.

Reason: In the interest of public safety

21. As the plans for this application show dwellings located within 30 metres of the running track it is recommended that a vibration survey is undertaken which determines the vibration dose value for properties within 30 metres of the running track. No dwelling shall be constructed where the applicant cannot demonstrate that there is a low probability of adverse comment from vibration as prescribed in British Standard BS 6472:2008 - Guide to evaluation of human exposure to vibration in buildings (1-80 Hz).

Reason: To minimise noise disturbance to adjacent occupants.

22. The applicant shall undertake a noise assessment to determine the impact of noise from nearby industrial units on the proposed development using the principles set out in British Standard BS 4142:2014 - Method for Rating and Assessing Industrial and Commercial Sound, or a method agreed by the Planning Authority. The assessment shall be submitted to and approved by the Planning Authority and shall identify-

- 1) the maximum Rating Levels (Including penalties either subjective or objective as appropriate)
- 2) the statistical average Background Noise Level to which any part of the development will be exposed.
- 3) Details of uncertainty shall be provided accompanied with meteorological data for the measurement period

Where the Level of Significance as described within the Scottish Government Document: Technical Advice Note Assessment of Noise, identifies changes in noise as moderate or greater (assessed with windows open), a scheme for protecting the proposed dwelling(s) from the noise shall be submitted to, and approved by, the Planning Authority. The approved scheme for the mitigation of noise shall be implemented prior to the development being brought into use and where appropriate, shall be retained in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.

(The Background Noise Level for the most sensitive period that the source could operate should be used for this assessment. Any survey submitted should assess the noise effects of commercial vehicle deliveries on adjacent dwellings and noise-sensitive premises).

Reason: To minimise noise disturbance to adjacent occupants.

23. The developer shall undertake compliance and validation measurements to demonstrate compliance with BS 8233: Guidance on sound insulation and noise reduction for buildings. The measurements shall be carried out in accordance with an agreed method with respect to current best practice. This shall demonstrate that the projections as detailed within Noise report 6356599/rmg/R1/v2 -12th July 2016 are reliable and meet with the relevant standards.

Reason: To minimise noise disturbance to adjacent occupants.

24. Prior to works commencing on site, the applicant should be required to undertake further site investigations as agreed with Environmental Services, which should 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.

25. 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 minimise the risk of nuisance from dust to nearby occupants.

26. That prior to occupation of the first dwelling, or other such date to be agreed in writing by the Council's Roads and Transportation Service, the developer shall form to the satisfaction of the Council as Planning Authority all new carriageways and footways to connect the site to the existing public road on Dallas Drive which shall extend to the eastern extremity of the applicant's site. The proposals shall include a 3.0 metre shared use footway/cycleway on the south side of the spine road which shall also extend to the sites eastern boundary. This path shall extend southwards to connect with the existing footway on west side of Somervell Street. The cycle paths shall be designed in accordance with Cycling by Design 2010.

Reason: In the interests of traffic and public safety.

27. That prior to works commencing on site details of the proposed 3.0 metre wide woodland path to be formed along the River Clyde generally in accordance with drawing 3680-AL(0)100F shall be submitted to and approved in writing by the Council as Planning Authority.. The proposals shall include directional signs from the woodland path and the proposed shared use footway/cycleway on the spine road. Once approved the proposed woodland path shall be implemented in accordance with the agreed details, within the agreed timescales and maintained to the satisfaction of the Council.

Reason: In the interests of traffic and public safety.

28. That all car parking set out in the approved plan shall be provided in accordance with the National Road Development Guide and South Lanarkshire Supplement to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety.

29. That prior to commencing works on site a Traffic Management Plan (TMP) and Development Phasing Plan (DPP) for all proposed road, footway and cycleway/path works including construction traffic access routes, staff parking, construction compound, vehicle delivery area, contractors parking, wheel wash facilities and road cleaning arrangements shall be submitted to and approved in writing by the Council as Planning Authority. Thereafter, the applicant shall implement the works in accordance with the approved TMP and DPP unless otherwise agreed in writing with the Council.

Reason: In the interests of traffic and public safety.

30. That prior to commencing works on site a plan detailing all driveway dimension and identifying the allocation of parking spaces in the parking courts to individual units shall be submitted to and approved in writing by the Council as Planning Authority. Thereafter, the applicant shall implement the works in accordance with the approved plans to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety.

31. That all roads shall be 5.5m wide, road narrowings 3.7m wide and footways 2m wide to the satisfaction of the Council as Planning Authority.

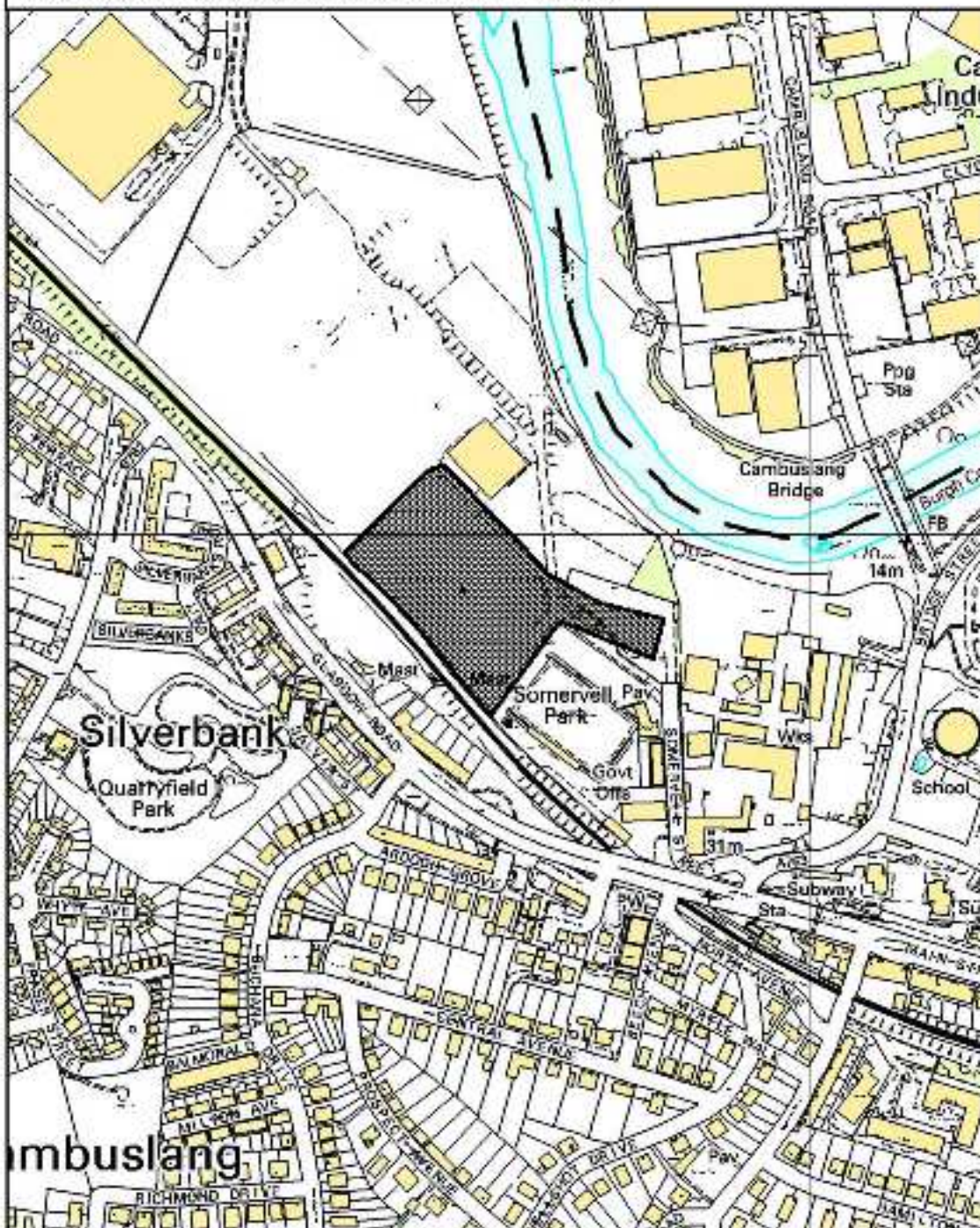
Reason: In the interests of traffic and public safety.

32. That prior to commencing works on site a Quality Audit including Road Safety Audit in respect of all development roads and connections to the existing public road network as referred to in the SCOTS Roads Development Guide shall be submitted to and approved in writing by the Council as Planning Authority.

Reason: In the interests of traffic and public safety.

P/18/1837

Land 100 Northeast of Cambuslang Karling, Dale Avenue, Cambuslang



© South Lanarkshire Council 2018  
 All rights reserved. No part of this publication may be reproduced without the prior written permission of the Council.  
 The Council is not responsible for any loss or damage arising from the use of this publication.



Scale  
 1:1,000  
 Date  
 15/07/2018



South Lanarkshire Council  
 Community and Enterprise Resources  
 Planning and Economic Development