

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>8 October 2019</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application No	HM/17/0089
Planning Proposal:	Formation of roundabout, SUDs pond and associated works.

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Robertson Homes and Paterson Partners
- Location : Land at former waterworks site  
Strathaven Road  
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 the conditions attached).

### 2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) If planning consent is granted, the decision notice should be withheld until a Planning Obligation to ensure the submission of an equitable financial contribution, on an agreed pro-rata basis, in relation to infrastructure and other costs associated with the Hamilton Community Growth Area, namely Roads Infrastructure, Education Provision, Community Facilities and Affordable Housing.

Should this Planning Obligation not be concluded within 6 months of the date of the Committee the proposed development shall be refused as being contrary:-

- i. to the requirements of Policy 5 of the South Lanarkshire Local Development Plan as these works, which are required to ensure the

educational/transport/community impacts of the development are addressed could not be undertaken.

and

- ii. as being contrary to the requirements of Policy 13 of the South Lanarkshire Local Development Plan as the contribution required to meet the affordable housing needs across South Lanarkshire would not be provided.

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.

### 3 Other Information

- ◆ Applicant's Agent: EMA Architects and Design
- ◆ Council Area/Ward: 20 Larkhall
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (2015)**
  - Policy 1 - Spatial Strategy
  - Policy 4 - Development Management and Place Making
  - Policy 5 - Community Infrastructure Assessment
  - Policy 12 - Housing Land
  - Policy 14 - Green Network and Greenspace
  - Policy 15 - Natural and Historic Environment
  - Policy 17 - Water Environment and Flooding**South Lanarkshire Local Development Plan: Supplementary Guidance (2015)**
  - Green Network and Green Spaces SG**
  - Natural and Historic Environment SG**
  - Policy NHE18 - Walking, Cycling and Riding Routes
  - Policy NHE 19 - Protected Species
  - Sustainable Development and Climate Change SG**
  - Policy SDCC1 – Vacant, Derelict and Contaminated Land
  - Policy SDCC2 - Flood Risk
  - Policy SDCC3 - Sustainable Drainage Systems**South Lanarkshire Local Development Plan (Proposed)**
  - Policy 1 - Spatial Strategy

Policy 2 - Climate Change  
Policy 3 - General Urban Areas  
Policy 5 - Development Management and Place Making  
Policy 7 - Community Infrastructure Assessment  
Policy 11 - Housing Land  
Policy 13 - Green Network and Greenspace  
Policy 14 - Natural and Historic Environment  
Policy SDCC1 - Vacant, Derelict and Contaminated Land  
Policy SDCC2 - Flood Risk  
Policy SDCC3 - Sustainable Drainage Systems  
Policy NHE 9 - Protected Species  
Policy NHE18 - Walking, Cycling and Riding Routes

◆ Representation(s):

- ▶ 1 Objection Letter
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Roads (Development Management Team)

Roads (Flood Risk Management)

Environmental Services

Countryside and Greenspace

## **Planning Application Report**

### **1 Application Site**

- 1.1 This application relates to land within, and adjoining, a former waterworks facility on Strathaven Road to the south of Hamilton. The remaining land associated with the former waterworks facility is the subject of a separate application for residential development (as noted within Section 2 below). The surrounding land is currently agricultural in character, however a residential property, known as Hillcrest, sits immediately to the north of the site.
- 1.2 It is noted that the application site and land immediately adjoining the site are designated as part of the Hamilton Community Growth Area (CGA) within both the adopted South Lanarkshire Local Development Plan (SLLDP) and the emerging South Lanarkshire Local Development Plan 2 (SLLDP2).

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

- 2.1 This application seeks planning permission for two separate elements associated with the delivery of the proposed residential development (application ref. HM/17/0090) on the former waterworks site, as follows:
  - i) The provision of a new roundabout on Strathaven Road to the southern end of the application site; and
  - ii) The provision of a Sustainable Urban Drainage System (SUDs) located to the north of the site, adjacent to Strathaven Road.
- 2.2 It should be noted that the initial development proposal for 49 residential units, was a joint application by Barratt Homes and Paterson Partners. However, Barratt withdrew their interest and the site's development proposal was taken on by Robertson Homes, jointly with Paterson Partners in September 2018. The general layout of both proposals were similar in terms of road layout and roundabout proposals. The application is supported by various technical documents including a Noise Impact Assessment, Transport Assessment and an updated Site Investigation Report.

### **3 Background**

#### **3.1 Local Plan Policy**

- 3.1.1 In determining planning applications, the Council must assess the proposals against the policies contained within the adopted South Lanarkshire Local Development Plan (2015) (SLLDP) and associated Supplementary Guidance (SG) produced in support of the SLLDP.

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

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

- Green Network and Greenspaces SG
- Natural and Historic Environment SG  
Policy NHE18 - Walking, Cycling and Riding Routes and Policy NHE19 - Protected Species
- Sustainable Development and Climate Change SG
- Policies SDCC1 – Vacant, Derelict and Contaminated Land, SDCC 2 - Flood Risk, SDCC 3 - Sustainable Drainage Systems, and SDCC 4 - Water Supply

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

3.1.4 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 1 - Spatial Strategy, 2 - Climate Change, 3 - General Urban Areas, 5 - Development Management and Place Making, 7 - Community Infrastructure Assessment, 11 - Housing Land, 13 - Green Network and Greenspace, 14 - Natural and Historic Environment, SDCC1 - Vacant, Derelict and Contaminated Land, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems, DM15 - Water Supply, NHE 9 - Protected Species and NHE18 - Walking, Cycling and Riding Routes are considered of relevance.

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

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

3.2.1 Scottish Planning Policy (SPP) highlights that the presumption in favour of development does not change the statutory status of the development plan as the starting point for decision-making and advises that proposals that accord with up-

to-date plans should be considered acceptable in principle. In terms of residential development, SPP advises that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations.

### 3.3 **Planning Background**

3.3.1 The site's use as a waterworks facility ceased many years ago, since then it has remained undeveloped. However, the site was the subject of a number of previous applications for residential use, the most recent being application HM/09/0438 which proposed a development of 26 properties within the site. The proposed access to the site was to be via a newly formed roundabout. This application was presented to the Planning Committee in 2011 with a recommendation for approval, however, it was also recommended that consent be withheld until the conclusion of an associated legal agreement. Committee agreed with these recommendations. The legal agreement was required to address the payment of financial contributions associated with the delivery of the wider CGA. This agreement was never concluded and, therefore, no formal decision has been issued.

3.3.2 As stated above, the application site forms part of the designated Hamilton CGA (Planning in Principle application HM/10/0052). The application was approved in May 2017, following the conclusion of the associated planning obligation under Section 75 of the Planning Act, in relation to infrastructure and other costs associated with the Hamilton Community Growth Area.

3.3.3 A number of detailed residential applications have been approved and works have commenced on site to deliver these proposals, at Meikle Earnock Road and Highstonehall Road (application no(s). HM/16/0022, HM/16/0486, HM/17/0047, HM/17/0424 and HM/18/0014).

## 4 **Consultation(s)**

4.1 **Roads (Development Management Team)** – have advised that they offer no objections to the application, subject to conditions relative to design details, staff parking facilities, wheel washing facilities etc.

**Response:-** Appropriately worded conditions and/or informatives can be added, where appropriate, to any consent issued.

4.2 **Roads (Flood Risk Management)** – have not yet responded.

**Response:-** Whilst noting that no formal response has been received it has been confirmed that discussions are ongoing, between the applicant and the Flood Risk Management Team, regarding any potential impact from the proposal. As a result of these discussions, it has been advised that the requirement for a Flood Risk Assessment, which should include an assessment of the existing culvert to the north of the application site, can be conditioned in this instance. Appropriately worded conditions and/or informatives can be added, where appropriate, to any consent issued.

- 4.3 **Environmental Services** – have advised that they have no objections to the proposal subject to conditions and/or informatives relative to any remedial works being undertaken in accordance with the recommendations of the submitted Ground Investigation Report, dust control and noise.

**Response:-** Appropriately worded conditions and/or informatives can be added, where appropriate, to any consent issued.

- 4.4 **Countryside and Greenspace Services** - have offered no objections to the proposal subject to the submission, and approval of a landscape masterplan for all open space/greenspace and SUDs within the site. They have also recommended the use of structural planting around the perimeter of the site and the provision of a footpath link and traffic island across Strathaven Road.

**Response:-** Again, appropriately worded conditions and/or informatives can be added, where appropriate, to any consent issued. It is noted that the site will be integrated to existing networks through the provision of crossing points, footpath links and bus stops adjacent to the proposed SUDs pond and roundabout.

## **5 Representation(s)**

- 5.1 Statutory Neighbour Notification was undertaken and the proposals advertised in the local press. One letter of representation was received in response to these processes. The grounds of objection can be summarised as follows:

- 5.2 The grounds of objection, which relate to the overall residential development and associated works, can be summarised as follows:

a) **Concerns over the potential for water overflow affecting their property.**

**Response:** The applicant has advised that it is intended that the weir overflow within the basin will direct any surface water in the event of a blockage onto Strathaven Road where it will be conveyed into existing gullies. This approach is acceptable to Roads and Transportation Services. On this basis, there should be no impact on the neighbouring property in this regard.

b) **Concerns over the lack of information available in terms of the construction of the SUDs pond and the potential detrimental effect structurally on their property, given the close proximity.**

**Response:** It is advised that additional information has been provided by the applicants and made available to the neighbour. This highlighted that the SUDS strategy for the development is in accordance with the requirements of Ciria C753 SUDS manual, with roads runoff and roofs and driveway treatment within the detention basin.

In terms of potential damage to the adjacent property, the applicant confirmed that a full dilapidation survey of the surrounding areas will be

undertaken by their consultant prior to any site start. This assessment can include an external structural assessment of the existing cottage.

- c) **Concerns over the impact of the overall development on amenity and privacy, given the existing rural setting, and in particular as a result of the noise and disruption that will be generated by the construction of this development over a lengthy period of time.**

**Response:** It is accepted that there will be some degree of noise and disturbance associated with a development of this nature, particularly given its current setting. However, any such noise and disturbance can be controlled, through appropriate on-site management, to minimise any impact on the neighbouring property. Any significant issues or concerns in this regard can, however, be addressed through Environmental Health Legislation.

- d) **Impact of the development, in terms of light pollution, on the rural environment, particularly in terms of additional street lighting.**

**Response:** Again, given the nature of the proposed development there is likely to be some impact, given the existing nature of the area, in this regard. However, as previously noted, the site is identified for housing purposes and the current proposal will assist in the delivery of this part of the Hamilton CGA. Additional lighting will be required as part of the development and it is not considered that it will have an unacceptable impact on the surrounding area.

- e) **Concerns over road safety at this location as a result of the increase of traffic that will be generated by the development.**

**Response:** It is noted that Roads and Transportation Services have offered no objections and the application and the proposal can be considered acceptable in this regard.

- 5.3 This letter has been copied and is available for inspection in the usual manner and on the Planning Portal.

## **6 Assessment and Conclusions**

- 6.1 Planning permission is sought for the provision of a new roundabout on Strathaven Road and a Sustainable Urban Drainage System (SUDs) within part of the former waterworks facility site, adjacent to Strathaven Road. These works will serve a residential development proposed within the adjoining former waterworks site. The residential element of the overall proposal is the subject of a separate planning application (application ref. HM/17/0090) which is also being presented to this Committee.
- 6.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications are determined in accordance with the development plan



unless material considerations indicate otherwise. The determining issues in consideration of this application, therefore, are its compliance with national and local plan policy, and other applicable guidance, its impact on amenity and on the local road network. Furthermore, Scottish Planning Policy highlights that where a proposal accords with up-to-date development plans, it should be considered acceptable in principle.

- 6.3 In general terms, the overall development is identified within the adopted local plan as being suitable for residential development through its designation as part of the Community Growth Area for Hamilton. The provision of the proposed elements to support residential use of the site, therefore, raises no issues from a land use perspective and can be considered to accord with national planning policy.
- 6.4 The adopted South Lanarkshire Local Development Plan (2015) (SLLDP) identifies the application site as being within the Hamilton Community Growth Area (Policy 1) and forming part of the Council's housing land supply (Policy 12). It is considered that the works proposed will assist in the delivery of housing within the site and, therefore, accords with the aims of these policies. In terms of Policy 4 – Development Management and Placemaking, which seeks to ensure the integration of new development with the local context, the proposal raises no issues.
- 6.5 It is noted that the application site is affected by a Green Network (Policy 14) designation within the adopted SLLDP. However, any loss associated with the implementation of the proposed works is not considered to have a significant impact on the overall designation due to potential for the integration, and enhancement, of the network through any proposed landscaping works, both within the current proposals and any future development within the area. The proposal, therefore, raises no issues in terms of Policy 14 and its supporting guidance.
- 6.6 The proposed works have been assessed in terms of flood risk and drainage will be developed in accordance with the principles of sustainable urban drainage and is considered acceptable, subject to conditions. On this basis, it is considered that the proposal accords with Policies 17 - Water Environment and Flooding, SDCC 2 - Flood Risk and SDCC 3 - Sustainable Drainage Systems of the SLLDP and supplementary guidance.
- 6.7 The current proposal encroaches onto land which has lain vacant for a number of years. The overall site is included within the Council's Vacant and Derelict Land Register and its redevelopment supports the aims of Policy SDCC1 – Vacant, Derelict and Contaminated Land, which advises that the Council will work with relevant agencies and private sector interests in the remediation and development of such sites. Whilst the site is classified as being vacant, derelict and contaminated and has lain undeveloped for a number of years, it is considered appropriate to require the undertaking of an assessment of the site, by an appropriately qualified person, in terms of any potential impact on wildlife species

and habitats. On this basis, the proposal is unlikely to raise any issues in terms of Policies 15 - Natural and Historic Environment and NHE19 - Protected Species.

- 6.8 In terms of Policy NHE18 - Walking, Cycling and Riding Routes, the proposal raises no issues. It is noted that the site will be integrated into existing networks through the provision of crossing points, footpath links and bus stops adjacent to the proposed SUDs pond and roundabout.
- 6.9 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposals accord with Policies 1 - Spatial Strategy, 2 - Climate Change, 3 - General Urban Areas, 5 - Development Management and Place Making, 7 - Community Infrastructure Assessment, 11 - Housing Land, 13 - Green Network and Greenspace, 14 - Natural and Historic Environment, SDCC1 - Vacant, Derelict and Contaminated Land, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems, DM15 - Water Supply, NHE 9 - Protected Species and NHE18 - Walking, Cycling and Riding Routes in the Proposed plan.
- 6.10 In terms of the representation received, the matters raised in respect of the development are not of sufficient weight or merit to warrant the refusal of the proposal, in this instance. In relation to road safety, it is noted that Roads and Transportation Services have offered no objections to the application proposals, subject to conditions, and it can, therefore, be considered acceptable in road safety and transportation terms. The requirements of the remaining statutory consultees can be addressed through the use of conditions and/or informatives, where appropriate to do so.
- 6.11 In summary, it is considered that the proposal conforms to both national and local plan policy and that the proposal raises no significant environmental, infrastructure or road safety issues. Furthermore, the proposed works will allow the delivery of this part of the Hamilton CGA, which has been identified for residential purposes for approximately 10 years, and assist the Council in meeting its housing needs.
- 6.12 On the basis of the above assessment, it is recommended that planning permission be granted subject to the conditions listed. However, the consent should not be issued until the conclusion of the associated planning obligation under Section 75 of the Planning Act, or other appropriate arrangement agreed.

## **7 Reasons for Decision**

- 7.1 The proposal accords with the policies of the South Lanarkshire Local Development Plan and Supplementary Guidance (namely Policies 1 - Spatial Strategy, 4 -

Development Management and Placemaking, 5 - Community Infrastructure Assessment, 12 - Housing Land, 14 - Green Network and Greenspace, 15 - Natural and Historic Environment, 17 - Water Environment and Flooding Policy, NHE18 - Walking, Cycling and Riding Routes, NHE 19 - Protected Species, SDCC1 – Vacant, Derelict and Contaminated Land, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems and SDCC4 - Water Supply).

Furthermore, the proposal accords with the requirements of the policies and guidance with the proposed South Lanarkshire Local Development Plan 2 (namely Policies 1 - Spatial Strategy, 2 - Climate Change, 3 - General Urban Areas, 5 - Development Management and Place Making, 7 - Community Infrastructure Assessment, 11 - Housing Land, 13 - Green Network and Greenspace, 14 - Natural and Historic Environment, SDCC1 - Vacant, Derelict and Contaminated Land, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems, DM15 - Water Supply, NHE 9 - Protected Species and NHE18 - Walking, Cycling and Riding Routes).

There are no other material considerations that would justify the refusal of consent.

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

Date: 26 September 2019

#### **Previous References**

- ◆ HM/09/0348
- ◆ HM/10/0052

#### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted)
- ▶ South Lanarkshire Local Development Plan – Supplementary Guidance
- ▶ South Lanarkshire Local Development Plan 2 (proposed)
- ▶ Newspaper Advertisement dated 15.04.2019

#### **▶ Consultations**

Roads (Development Management Team)	18/09/2019
Environmental Services	20/09/2019
Countryside & Greenspace	02/04/2019

► **Representations**

Representation from : Mrs. Yvonne Connell via email, DATED 05/09/2019

**Contact for Further Information**

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

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

## Detailed Planning Application

PAPER APART – APPLICATION NUMBER: HM/17/0089

### CONDITIONS

- 1 That prior to any works commencing on site, or as otherwise agreed in writing with the Council as Planning Authority, revised details for the proposed roundabout shall be submitted to, and agreed by the Council as Planning and Roads Authority. The revised scheme shall include the following
  - A completed SLC Roundabout Design Checklist.
  - Increased forward visibility on approach the roundabout, particularly from the south (refer to DMRB).
  - The splitters islands on each arm of the roundabout should be widened to 2.5m, to allow for uncontrolled pedestrian crossing points with dropped kerbs and tactile paving.
  - Removal of the proposed refuge island shown south of the roundabout.
  - Relocation of the attenuation feature to within the grassed areas within the proposed housing site, to enable safe maintenance of the filter trench.
  -

Reason - In the interest of road safety.

- 2 That prior to any works commencing on site, or as otherwise agreed in writing with the Council as Planning Authority, the location of proposed bus stop locations shall be agreed with the Council as Planning and Roads Authority. Thereafter the agreed scheme shall be fully implemented, prior to the occupation of any dwellinghouse within the adjacent residential development, proposed through application no.: HM/17/0090.

Reason - In the interest of public safety.

- 3 The applicant must meet the costs of promoting and if successful, implementing a Traffic Regulation Order to extend the existing 30 mile per hour limit on the A723 to the southern boundary (or other appropriate location as identified by Roads & Transportation Services) of the development. The implementation should include new gateway signing/features and speed limit countdown signage and road markings.

Reason - In the interest of public safety.

- 4 That prior to any works commencing on site, or as otherwise agreed in writing with the Council as Planning Authority, a traffic management plan shall be submitted detailing, staff parking, wheel washing facilities, routing of traffic and phasing of the works. The submitted traffic management plan shall include provisions for the following:

- That any detritus material carried from the site on to the public road network to be cleared by the applicant on a daily basis.
- Ensure the road network immediately adjacent to the site is kept clear of mud and debris, the applicant must ensure a road brush motor is made available throughout.
- The provision of adequate wheel washing facilities to be in operation at all times during any earth moving operations.
- That a “clean zone” should be maintained between the end of the wheel wash facility and the public road.
- A plan showing a turning area within the site, to enable vehicles to access and exit the site in forward gears.
- A plan showing the location and number of spaces for site staff / operatives.

The agreed traffic management plan will fully operational prior to any works commencing on site, thereafter implemented in accordance with the agreed scheme.

Reason - In the interest of road and public safety.

- 5      That the developer is responsible for any alterations required to statutory undertaker's apparatus.

Reason - In the interest of public safety.

- 6      That during the construction period, all roads within the delivery route will be maintained by the applicant, or repaired by the Council's Roads & Transportation Services and recharged accordingly.

Reason - In the interest of road and public safety.

- 7      That the open space/landscaping, as relates to the development hereby approved, as detailed on drawing DWA 95.48.01A shall be laid out simultaneously with the development and shall be completed, and thereafter be maintained and replaced where necessary, to the satisfaction of the Council as Planning Authority.

Reason: In the interests of amenity.

- 8      That:-

(a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.

(b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.

(c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.

Reason: In the interests of public safety.

- 9 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.

- 10 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.

- 11 That a continuous 2 metre wide footway shall be provided along the eastern side of Strathaven Road, fronting the adjacent residential development site. Prior to works commencing on site, details of which should be submitted to and agreed by the Council as both Roads and Planning Authority and thereafter implemented to the satisfaction of the Council's Roads Services.

Within any submitted scheme appropriate crossing points, incorporating dropped kerbs, should be provided on the proposed and existing footways and bus stops, incorporating shelters, should also be provided in both directions.

Reason - In the interest of road and public safety.

- 12 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority, in consultation with Roads (Flood Risk Management Team).

The proposed drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage

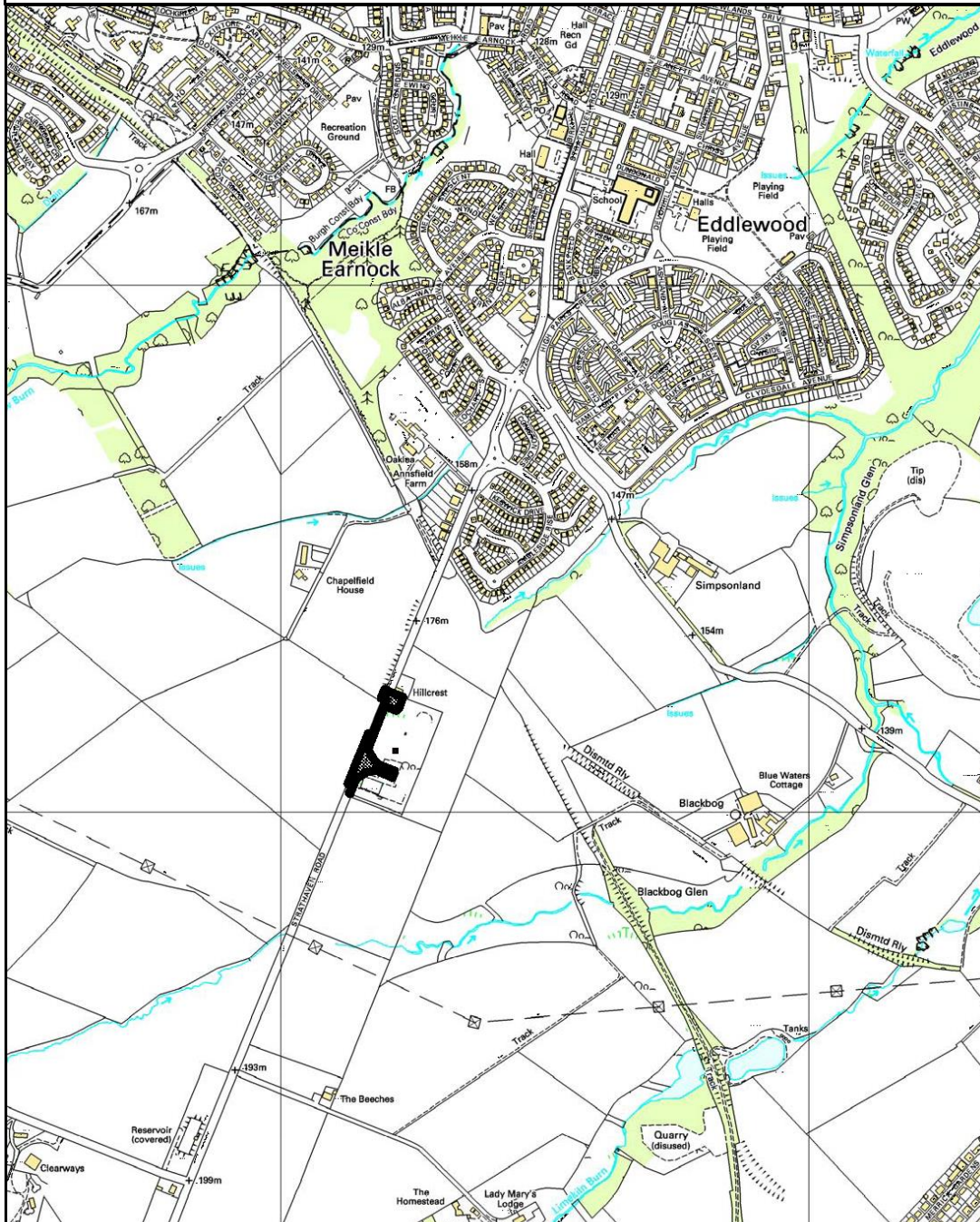
Design Criteria and requirements and be supported by a Flood Risk Assessment, which should include an assessment of the existing culvert to the north of the application site. Thereafter all works will be carried out in accordance with the agreed scheme to the satisfaction of the Council as Planning Authority, Roads (Flood Risk Management Team).

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



HM/17/0089

Strathaven Road, Hamilton



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Scale:  
1:10,000  
Date:  
12/08/2019



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