

Report

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

Application No	HM/17/0090
Planning Proposal:	Residential development (37 units) and associated drainage, infrastructure and landscape 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 Placemaking
 - Policy 5 - Community Infrastructure Assessment
 - Policy 12 - Housing Land
 - Policy 13 - Affordable Housing and Housing Choice
 - Policy 14 - Green Network and Greenspace
 - Policy 15 - Natural and Historic Environment
 - Policy 17 - Water Environment and Flooding**South Lanarkshire Local Development Plan: Supplementary Guidance (2015)**
 - Development Management, Placemaking and Design SG**
 - Policy DM1 - Design
 - Residential Design Guide SG**
 - Green Network and Green Spaces SG**
 - Affordable Housing SG**
 - Natural and Historic Environment SG**
 - Policy NHE18 - Walking, Cycling and Riding Routes
 - Policy NHE 19 - Protected Species
 - Sustainable Development and Climate**

Change SG

Policy SDCC1 – Vacant, Derelict and Contaminated Land

Policy SDCC2 - Flood Risk

Policy SDCC3 - Sustainable Drainage Systems

Policy SDCC4 - Water Supply

Policy SDCC5 - Foul Drainage and Sewerage

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 12 - Affordable Housing and Housing Choice

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 DM1 - Design

Policy DM15 - Water Supply

Policy DM16 - Foul Drainage and Sewerage

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 the site of a former waterworks facility on Strathaven Road to the south of Hamilton. The site is largely rectangular in shape and sits at the brow of the hill, creating a prominent skyline. The land surrounding the application site 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 parts of the adjoining land are identified as being 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). These further areas will, therefore, be the subject of future residential development proposals as part of the Hamilton CGA. In this regard, it is noted that "Planning in Principle" was granted in May 2017, following the conclusion of the associated planning obligation under Section 75 of the Planning Act, for the development of parts of the designated Hamilton CGA (Application no. HM/10/0052). In addition, a number of detailed submissions for residential development have been approved and works have commenced on site to deliver these proposals at Meikle Earnock Road and Highstonehall Road.

2 Proposal(s)

- 2.1 Permission is sought for the erection of a residential development, comprising 37 detached units, associated car parking and the provision of amenity space. The proposed housing would be accommodated around a looped road layout, which has been designed to accommodate linkages into the adjoining land to ensure the future development of these areas as part of the CGA.
- 2.3 In terms of design, the proposed residential properties will be of a modern appearance and comprise detached, two and two and a half storey properties.
- 2.4 A separate application for the provision of a new roundabout access and Sustainable Urban Drainage System to serve the development is the subject of a separate planning application which is also being presented at this Committee (application ref. HM/17/0089).
- 2.5 A Noise Impact Assessment, Transport Assessment and an updated Site Investigation Report has been submitted in support of the application.

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 13 - Affordable Housing and Housing Choice, Policy 14 - Green Network and Greenspaces, Policy 15 - Natural and Historic Environment, and Policy 17 - Water Environment and Flooding. These policies are supported by Supplementary Guidance, which forms part of the Development Plan for South Lanarkshire, including:

- Development Management, Place Making and Design SG
Policy DM 1 - Design
- Affordable Housing SG
- Green Network and Greenspaces 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 SDCC 2 - Flood Risk, SDCC 3 - Sustainable Drainage Systems, SDCC 4 - Water Supply and SDCC 5 - Foul Drainage and Sewerage
- Residential Design Guide SG

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, 12 - Affordable Housing and Housing Choice, 13 - Green Network and Greenspace, 14 - Natural and Historic Environment, SDCC1 - Vacant, Derelict and Contaminated Land, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems, DM1 - Design, DM15 - Water Supply, DM16 - Foul Drainage and Sewerage, NHE 9 - Protected Species and NHE18 - Walking, Cycling and Riding Routes are relevant

3.1.5 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 and, 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. This application proposed a development of 26 properties within the site. The proposed access to the site was to be via a roundabout, as per the current proposals. 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 submission 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) which 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 It is noted that a number of detailed residential developments have been approved within Hamilton CGA 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 is 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 discussion 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 applicants have 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. 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 addition 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. Lighting will be required as part of this development and it is not considered that there will be an unacceptable impact on the environment as a result of light pollution.

- 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 Permission is sought for the erection of a residential development, comprising 37 units, associated car parking and amenity space on the site of a former waterworks facility on the edge of Hamilton.
- 6.2 An associated application for the provision of a new roundabout access and Sustainable Urban Drainage System (SUDs) to serve the development is the subject of a separate planning application presented separately to this Committee for consideration (Application no. HM/17/0089).
- 6.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise. The determining issues in consideration of this application, therefore, are its compliance with national and local plan policy, and other applicable guidance, its impact on amenity and on the local road network. Furthermore, Scottish Planning Policy highlights that, where a proposal accords with an up-to-date development plan, it should be considered acceptable in principle.
- 6.3 The application site is identified within the adopted local plan as being suitable for residential development through its designation as a part of the Community Growth Area for Hamilton. Scottish Planning Policy highlights that where a proposal accords with an up-to-date development plan, it should be considered acceptable in principle. The site is identified within the adopted local plan as being suitable for residential development through its designation as a part of the Community Growth Area for Hamilton. The proposed development, 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 proposals take account of wider visions that the Council has in respect of the Hamilton Community Growth Area and retains the ability to integrate well with the future development of the land surrounding the site, which forms part of the wider scheme. The principle of developing this site for housing is long established and, therefore, acceptable, subject to compliance with normal development management criteria.

- 6.5 It is noted that parts of the application site are also designated as being a Green Network/Priority Greenspace (Policy 14) within the adopted SLLDP. However, any loss is not considered to have a significant impact on this designation due to potential for the integration, and enhancement, of the network through the 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 matters considered appropriate, in terms of development management criterion, are set out within Section 3.2.3 above. Principally, the stated policies and guidance seek to ensure that any development does not adversely impact on the amenity of such areas, can be adequately serviced and has been designed in manner which takes account of appropriate guidance and the area within which it is located.
- 6.7 Having considered the design and layout of the development, it is considered that the scheme is capable of being developed, subject to conditions, without conflict with the general requirements of the applicable policies and guidance. The proposed development meets the main standards set out in the Council's Residential Design Guide, which provides additional advice and sets out the criteria against which new housing development should be assessed, particularly in relation to road layout, house to plot ratios, rear garden depths, open space and car parking provision. In addition, it is noted that the proposed dwellings are of a similar scale and style to those being developed elsewhere within the Hamilton CGA. The proposal, therefore, raises no concerns in terms of Policies 4 - Development Management and Place Making and DM1 – Design. The layout, design and density of the development are considered to be acceptable.
- 6.8 The site has 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. In addition, foul drainage will be treated in accordance with the specification and requirements of both Scottish Water and the Council's Flood Risk Management guidance. On this basis, it is considered that the proposal accords with Policies 17 - Water Environment and Flooding, SDCC 2 - Flood Risk, SDCC 3 - Sustainable Drainage Systems, SDCC 4 - Water Supply and SDCC 5 - Foul Drainage and Sewerage of the SLLDP and supplementary guidance.
- 6.9 The application involves the redevelopment of a previously developed site which has lain vacant for a number of years. The 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 raises no issues in terms of Policies 15 - Natural and Historic Environment and NHE19 - Protected Species.

- 6.10 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.
- 6.11 In addition to meeting the requirements to provide finance towards the provision of off-site road works, such as bus shelters and traffic regulation orders and signage necessitated by the development, there is a further requirement to provide a contribution towards wider requirements associated with the site's designation as part of the Hamilton West Community Growth Area. This is consistent with the requirements of Policy 5 - Community Infrastructure Assessment and these matters would be the subject of a Section 75 Legal Obligation. With regard to the provision of affordable housing, in accordance with Policy 13 - Affordable Housing and Housing Choice and the Affordable Housing SG, land has been allocated within the wider HCGA area and, therefore, there is no requirement within the current application site for such provision. However, a financial contribution would be required to assist in the provision of off-site accommodation. This will form part of the Planning Obligation which is the subject of ongoing discussion with the relevant parties. Planning permission would not be issued until the obligation, or other appropriate arrangement, has been concluded.
- 6.12 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 1 - Spatial Strategy, 2 - Climate Change, 3 - General Urban Areas, 5 - Development Management and Place Making, 7 - Community Infrastructure Assessment, 11 - Housing Land, 12 - Affordable Housing and Housing Choice, 13 - Green Network and Greenspace, 14 - Natural and Historic Environment, SDCC1 - Vacant, Derelict and Contaminated Land, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems, DM1 – Design, DM15 - Water Supply, DM16 - Foul Drainage and Sewerage, NHE 9 - Protected Species and NHE18 - Walking, Cycling and Riding Routes in the Proposed plan.
- 6.13 In relation to road safety, it is noted that Roads and Transportation Services have offered no objections, subject to conditions, to the proposed development and it can, therefore, be considered acceptable in road safety and transportation terms. In terms of impact on the amenity of the area, it is considered that the proposed

development has been designed in such a manner that it will not be detrimental to the amenity or privacy of the area or the property immediately adjoining the site.

- 6.14 In terms of the representations received, the matters raised in respect of the development are insufficient to warrant the refusal of the proposal. The requirements of the remaining statutory consultees can be addressed through the use of conditions and/or informatives, where appropriate to do so.
- 6.15 In summary, it is considered that the application conforms to both national and local plan policy and that the proposal raises no significant environmental, infrastructure or road safety issues. Furthermore, the proposed works will contribute to 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.
- 6.16 On the basis of the above assessment, it is recommended that planning permission be granted subject to the conditions listed. However, the issue of consent should be withheld until the conclusion of the associated planning obligation under Section 75 of the Planning Act.

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, 13 - Affordable Housing and Housing Choice, 14 - Green Network and Greenspace, 15 - Natural and Historic Environment, 17 - Water Environment and Flooding Policy, DM1 – Design NHE18 - Walking, Cycling and Riding Routes, NHE 19 - Protected Species, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems, SDCC4 - Water Supply and SDCC5 - Foul Drainage and Sewerage).

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, 12 - Affordable Housing and Housing Choice, 13 - Green Network and Greenspace, 14 - Natural and Historic Environment, SDCC1 - Vacant, Derelict and Contaminated Land, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems, DM1 – Design, DM15 - Water Supply, DM16 - Foul Drainage and Sewerage, 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	02/02/2019

▶ **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
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Ext 4970 (Tel: 01698 454970)
E-mail: planning@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER: HM/17/0090

CONDITIONS

- 1 That access to the development should be via a new roundabout on the A723 the details of which shall be submitted to, and agreed by, the Council's Roads & Transportation Services prior to any works commencing on site, or as otherwise agreed by the Council

Reason - In the interest of road and public 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 hereby approved.

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 30mile 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 should be provided across the full frontage of the development site with Strathaven Road. 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..

- 13 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.

- 14 That before any work commences on the site detail of a proposed equipped play area 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.

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

- 15 That prior to the completion, or occupation, of the last 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 15 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

- 16 That before any work commences on site, a maintenance and management scheme shall be submitted to and approved by the Council as Planning Authority and it shall include proposals for the continuing care, maintenance and protection of: -
- (a) The proposed footpaths;
 - (b) The proposed parking areas;
 - (c) The proposed external lighting provided for the area(s);
 - (d) The proposed play areas;
 - (e) The proposed grassed, planted and landscaped areas;
 - (f) The proposed fences to be erected along the boundaries of the site.

Reason - To safeguard the amenity of the area.

- 17 That prior to the occupation of any dwellinghouse, hereby approved, the maintenance and management scheme approved under the terms of Condition 16 above shall be in operation.

Reason - To safeguard the amenity of the area.

- 18 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take

place without the prior written approval of the Council as Planning Authority.

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

- 19 That before any of the dwellinghouses situated on the site upon which a fence, approved under the terms of Condition 10 above, 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 this consent, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason - In order to retain effective planning control.

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

Unless otherwise agreed with the Council as Planning and Roads Authority, a road width of 5.5 metres, with 2 metre grass verges, shall be provided throughout the development. A revised, dimensioned drawing shall be submitted to the Council as Planning Authority for approval prior to any works commencing on site.

Reason - In the interest of public safety.

- 21 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.

Reason - To ensure the provision of a satisfactory sewerage system.

- 22 That all private vehicular driveways are provided to the following standards, unless otherwise agreed by the Council as Planning and Roads Authority:

- i) Driveways should be accessed via a drop kerb.
- ii) Parking space should be 6 metres by 3 metres. (For a garage to count as a parking space it must be 3 metres (including the entrance) by 7 metres
- iv) The first 2.0m of this should be of bound or block construction to ensure that loose material is not deposited on to the road.
- v) All driveways should be perpendicular to the road with 45 degree splays on either side (over verges).
- vi) The minimum gradient of the driveways should be 1:10.
- vii) All surface water should be contained, controlled and discharged within the confines of the driveway so that there is no discharge of water onto the

footway/road and compliant with SEPA and Scottish Water requirements.

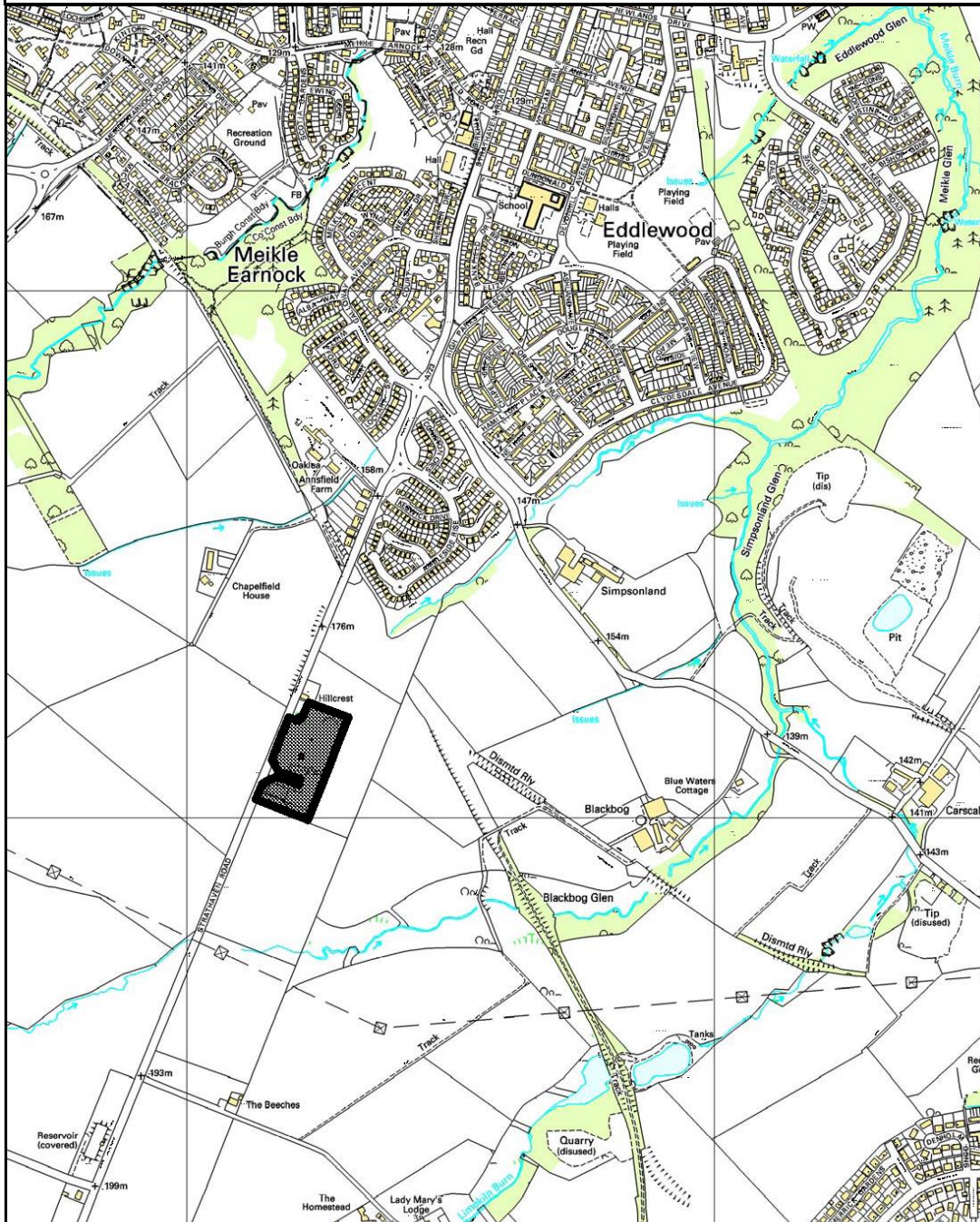
Reason - To ensure the provision of adequate parking facilities to serve the development.

- 23 That prior to the occupation of any dwellinghouse hereby approved, unless otherwise agreed in writing with the Council as Planning Authority, the link to future development land to the north of the site, as shown on drawing SRH-ARC-004 rev H, shall be fully constructed to the site boundary and to the standards and specification of Roads and Transportation Services, so as not to create a possible ransom strip.

Reason - To ensure the future potential for the development of the adjacent land which forms part of the Hamilton Community Growth Area, as designated within the adopted South Lanark shire Local Development Plan.

HM/17/0090

Strathaven Road, Hamilton



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South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development