

Report

Report to:	Planning Committee
Date of Meeting:	5 September 2023
Report by:	Executive Director (Community and Enterprise Resources)

Reference no:	P/23/0431
Proposal:	Substitution of house types and reduction of units consisting of 55 detached, semi-detached and terraced and 9 flats, including 17 affordable housing units and associated road realignment (amendment to P/21/1901)
Site Address:	Former Hoover Site Phase 4 Dale Avenue Cambuslang G72 7TZ
Applicant:	Dawn Homes Limited
Agent:	Hypostyle Architects
Ward:	13 Cambuslang West
Application Type:	Full Planning Permission
Advert Type:	Non-notification of neighbours: Rutherglen Reformer 26 April 2023
Development Plan Compliance:	Yes
Departures:	None
Recommendation:	Grant Subject to Conditions
Legal Agreement:	Not required
Direction to Scottish Ministers	Not Required

1. Reason for Report

- 1.1. The application is required to be determined by the Planning Committee under Clause 5.1 of the Decision-Making Process 2015: detailed housing proposals comprising 50 or more units.

2. Site Description

- 2.1. 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 3.77 hectares. The site is bounded to the southwest by the main Glasgow to London railway line and to the south-east by recently constructed residential development, to the north-west by the Trade Team Tennent's Distribution Depot and to the north-east by open vacant land which has Planning Consent for a recreational cycle park.

3. Description of Proposed Development

- 3.1 Planning permission is sought for the substitution of house types from 71 residential units to the erection of 64 residential units, consisting of 55 detached, semi-detached and terraced and 9 flats, including 17 affordable housing units and associated road realignment/alterations (amendment to P/21/1901).
- 3.2 The development will be accessed via Dale Avenue, and a significant area of mature trees is located to the north-west of the site and separates the site from the commercial distribution depot to the north. Structural planting and a landscaped noise bund will separate the development from the railway to the south-west. Previously consented sites provide the main area of open space area to the west 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 cycle path links are provided to the Clyde Walkway on the River Clyde as part of previous consents.

4. Relevant Planning History

- 4.1 Planning Permission in Principle (CR/11/0248) was granted to Forrest Developments Limited and St Vincent (435) c/o Dawn Developments Limited 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.
- 4.2 There have been three previous phases completed on the original site. Planning consent for this specific area (phase 4) was granted in 2023 for the erection of 71 residential units, consisting of 62 detached, semi-detached and terraced, 9 flats, including 17 affordable housing units, formation of 2 new vehicular accesses and associated infrastructure under planning consent P/21/1901.

5. Supporting Information

- 5.1 None applicable.

6. Consultations

- 6.1 Roads and Transportation Services (Development Management) – no objection subject to the imposition of a planning condition relating to the submission of a Traffic Management Plan for the development prior to commencement on site.
Response: Noted.

7. Representations

- 7.1 Following the statutory period of neighbour notification, no valid representations have been received.

8. Development Plan

- 8.1 Under Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 National Planning Framework 4

National Planning Framework 4 (NPF4) is Scotland's national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments, and national planning policy. NPF4 supports the planning and delivery of sustainable places, liveable places, and productive places.

National Planning Framework 4 Policies

- ♦ Policy 1 - Tackling the climate and nature crises
- ♦ Policy 2 - Climate mitigation and adaptation
- ♦ Policy 3 – Biodiversity
- ♦ Policy 14 - Design, quality and place
- ♦ Policy 15 - Local living and 20-minute neighbourhoods
- ♦ Policy 16 - Quality homes
- ♦ Policy 22 Flood Risk and Water Management
- ♦ Policy 26 Business and Industry

8.3 South Lanarkshire Local Development Plan 2(2021)

For the purposes of determining planning applications the Council will, therefore, assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan 2 (SLLDP2). In this regard the application site and associated proposals are affected by the following policies contained in the SLLDP2:-

SLLDP2 Volume 1 Policies

- ♦ Policy 2 - Climate Change
- ♦ Policy 5 - Development Management and Placemaking
- ♦ Policy 8 - Employment
- ♦ Policy 13 – Green Network and Greenspace
- ♦ Policy 15 – Travel and Transport
- ♦ Policy 16 – Water Environment and Flooding

SLLDP2 Volume 2 Policies

- ♦ Policy SDCC2 – Flood Risk
- ♦ Policy SDCC3 – Sustainable Drainage Systems
- ♦ Policy DM1 – New Development Design
- ♦ Policy ICD2 - Non-conforming Uses in Core Industrial/Business Areas

South Lanarkshire Council (SLC) Supporting Planning Guidance
Residential Development Guide

9. Guidance

- 9.1. None applicable.

10. Assessment and Discussion

10.1. Introduction

The applicant, Dawn Homes Limited, seeks consent for the substitution of house types from 71 residential units to the erection of 64 residential units, consisting of 55 detached, semi-detached and terraced and 9 flats, including 17 affordable housing units and associated road realignment (amendment to P/21/1901). The determining issues in the consideration of this application are its compliance with the Development Plan.

10.2. Principle of Development

The application site is located in a Core Industrial and Business Area therefore NPF4 Policy 26 Business and Industry and SLLDP2 Policy 8 Employment are applicable. Any proposed residential development would also require to be justified in terms of Policy ICD2 Non-conforming Uses in Core Industrial/Business Areas. In this instance the previous planning consent (P/21/1901) accepted the principle of residential development at this site as being acceptable. This application essentially is a substitution to previously consented house types (resulting in a reduction in numbers from 71 to 64) and associated road alignment/alterations.

10.3. Climate Change

NPF4 Policy 1 Tackling the Climate and Nature Crises and NPF4 Policy 2 Climate Mitigation and Adaptation aim to ensure that new developments minimise and mitigate against climate change and the generation of greenhouse gases. NPF4 Policy 3 - Biodiversity aims to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. The proposed development will redevelop previously developed vacant land bringing it back into use. The site is within walking distance of Cambuslang Town Centre, Cambuslang Train Station and local bus services. The development will not result in any loss of trees and will incorporate structural planting and additional trees within the development. The site is not on peatland or carbon rich soil or in a flood risk area. It is therefore considered that the proposal is consistent with Policy 1, 2 and 3 of the NPF4.

- 10.4 SLLDP2 Policy 2 Climate Change aims to ensure that new developments minimise and mitigate against climate change and the generation of greenhouse gases. The proposed residential development is located within a reasonable distance of existing health, community, and retail facilities in Cambuslang, with public transport provided for rail and various bus services in the wider area. The proposed dwellings incorporate measures to improve the sustainability of the development and mitigate against climate change. It is therefore considered that the proposal is consistent with Policy 2 of the adopted local development plan.

10.5. Layout, Siting and Design

NPF4 Policy 14 Design, Quality and Place aims to encourage, promote, and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle. It sets out six qualities of successful places. The proposal is consistent with these qualities and is therefore considered to be consistent with Policy 14 of the NPF4.

- 10.6 NPF4 Policy 15 Local Living and 20 Minute Neighbourhoods aims to encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods. As set out above, the proposed residential development is located within a reasonable distance of existing health, community, and retail facilities in Cambuslang, with public transport provided for rail and various bus services in the wider area. The proposal is therefore considered to be consistent with Policy 15 of the NPF4.

- 10.7 NPF4 Policy 16 Quality Homes aims to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities. It states that development proposals for new homes on land allocated for housing in local development plans (LDPs) will be supported. As set out above, the site is located within the existing settlement on an allocated housing site. The proposed development is of a high-quality design and materials and forms part of a wider development which provides a range of housing sizes. The proposal is therefore considered to be consistent with Policy 16 of the NPF4.
- 10.8 Policy 5 Development Management and Policy DM1 New Development Design of the Local Development Plan state that all planning applications should take fully into account the local context and built form in terms of layout, scale, massing, design and external materials. The principle of redeveloping the application site for residential use has already obtained planning consent when it was established that the residential development would result in a development that is of an appropriate scale that would respect the landscape character of the area. The proposed substitution of house types and the proposed mix of house styles, external materials, size of properties and development layout are acceptable. Additionally, the proposed development would not have any significant impact in respect of overshadowing or privacy that would justify refusal of the application. On balance, the proposed development would have no significant adverse impact on residential amenity of the area that would merit refusal of the application. In relation to the associated road reconfiguration, Roads and Transportation Services have no objections. It is therefore considered that the proposal is consistent with Policy 5 and Policy DM1 of the adopted Local Development Plan.
- 10.9 The previous planning consent also established that the proposal raised no issues in relation to Policy 13: Green Network and Greenspace of the South Lanarkshire Local Development Plan because the railway line will remain open and form a landscape buffer which continues the green corridor along the edge of the railway. The area to the north forms part of the wider open space area which will be landscaped with a natural/wild planting mix. The details of this can be required to be submitted for approval under a landscape condition. Both areas of Green Network will be retained continuing the existing green network links through the site and beyond along the railway and River Clyde corridors. The imposition of said conditions is applicable to the current application and, therefore, the proposal complies with Policy 13.
- 10.10. Technical Matters
NPF4 Policy 22 aims to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. It is noted that the previous consented proposal included a sustainable drainage system which links to the wider development SUDs system and drainage basin. The applicants submitted a Drainage Strategy and the Flood Risk Management Team advised that they had 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. Taking the above into account and subject to the imposition of the same conditions, it is considered that the proposal is acceptable with regard to the requirements of Policy 22 of NPF4.
- 10.11 With regard to road safety, Policy 15 - 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 proposal can therefore be considered to comply with Policy 15 of the adopted LDP.

- 10.12 In terms of Policies 16, SDCC2 and SDCC3 it is noted that the previous consented proposal included a sustainable drainage system which links to the wider development SUDs system and drainage basin. The applicants submitted a Drainage Strategy and the Flood Risk Management Team advised that they 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. Taking the above into account and subject to the imposition of the same conditions, it is considered that the proposal is acceptable with regard to the requirements of Policies 16, SDCC2 and SDCC3 of the adopted LDP.

11. Recommendation and Conditions

- 11.1. The Committee is asked to agree the following recommendation:-

Grant Full Planning Permission subject to the following conditions:-

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.

Reason: In the interests of amenity.

04. 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.

05. 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.

06. 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 5 above, shall be erected.

Reason: In order to retain effective planning control.

07. 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.

08. 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.

09. 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.

10. 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.

11. 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.

12. That no development shall commence until details of surface water drainage arrangements (including 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 C, D and E).

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.

13. 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 12 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

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

- ◆ Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995)
- ◆ Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency
- ◆ BS 10175:2011 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'

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

(c) If the risk assessment identifies any unacceptable risks, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan. The proposed remediation strategy shall include, however, not be limited to, details of:-

- a suitable capping layer of a minimum 600mm with a minimum of 300mm topsoil with the remainder being made up by the use of suitable subsoil
- how the identified asbestos containing material on site will be removed from the site
- prior to any material being re-used or imported onto the site, full details of the assessment criteria and sampling frequency that would adequately demonstrate the suitability for use of any site won material or to import material. It shall also confirm that the top 300mm is free from metals, plastic, wood, glass tarmac, paper and odours.

No works are to commence prior to the site investigation being submitted in writing to and approved 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.

20. (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. This report will include a verification report containing details of the source of the material and appropriate test results to demonstrate its suitability for use.

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

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

21. The applicant shall ensure that (prior to the development becoming occupied) the neighbourhood noise levels (including noise from road traffic, railway noise and both industrial and commercial noise sources) comply with the following:-

Part 1

Between the hours of 08:00 and 20:00 the measured noise rating level emitted from any pre-existing industrial or commercial premises (L_{Ar},1hr) shall not exceed the background noise level (L_{A90},30 min) by more than 4dB within the curtilage of the new residential development. This shall be measured in accordance with British Standard BS 4142:2014 - Method for Rating and Assessing Industrial and Commercial Sound at the proposed development. Between the hours of 20:00 and 08:00 the noise rating level emitted from any pre-existing industrial or commercial premises (L_{Ar},15 min) shall not exceed the background noise level (L_{A90},30min) by more than 4dB. This shall be measured in accordance with BS4142:2014 at the proposed development.

Part 2

The internal noise levels shall comply with BS 8233:2014 Guidance on sound insulation and noise reduction for buildings as follows:-

- a) An internal L_{Aeq},16hr of 40dB daytime (07:00-23:00) and an internal L_{Aeq},8hr of 30dB night-time (23:00-07:00)
- b) The internal L_{Amax} shall not exceed 45dB night-time (23:00-07:00)
- c) The external levels shall not exceed an L_{Aeq},16hr of 50dB daytime in any garden amenity areas, when measured free-field

Part 3

The Internal Noise Rating Values, within the residential property and resultant from the neighbourhood (industrial and commercial) and neighbour noise (installed services), shall not exceed:-

- ♦ NR25 between 23.00hrs and 08.00hrs
- ♦ NR35 between 08.00hrs and 23.00hrs

The mitigation measures set out in the submitted "Acoustic Design Statement - Parcel 4, Former Hoover Site, Cambuslang" Bureau Veritas June 2022 must be adopted in full to the satisfaction of the Council as Planning Authority.

Reason: To minimise noise disturbance for occupants of the residential properties.

22. 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.

23. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

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

Reason: In the interests of traffic and public safety.

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

Reason: In the interests of traffic and public safety.

26. That unless otherwise agreed, the applicant shall undertake an invasive weed survey, which shall include nuisance weeds such as Horsetail, and submit the findings of the survey along with their proposed remediation strategy, all for the written approval of the Council as Roads and Planning Authority, prior to commencement on site of any topsoil stripping or other earthworks. That no invasive weeds or nuisance weeds shall be permitted below or within influencing distance of the public road. Once approved, all works shall be progressed in accordance with the agreed remediation strategy.

Reason: To remove the presence of invasive weeds from the site and ensure the site is suitable for development.

27. That, unless otherwise agreed in writing with the Council as Planning Authority, provision shall be made for electrical charging points within the development for motor vehicles and mobility scooters. Prior to any works commencing on site details of the proposed arrangements shall be submitted and agreed in writing with the Council as Planning Authority. Thereafter the scheme shall be implemented.

Reason: To ensure the provision of appropriate facilities on site.

28. That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed to the specification of the Council as Planning Authority.

Reason: To ensure the provision of adequate parking facilities within the site.

29. That, before any dwellinghouse within the development hereby approved is completed or brought into use, the first two metres of the associated driveway shall be surfaced, trapped and sealed to prevent any deleterious material or water from leaving the carriageway and entering the driveway, to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of road safety.

30. 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.

31. 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.

12 Reason for Decision

- 12.1. The proposal would have no significant adverse impact on amenity, public safety or the local environment and complies with the provisions of Policies 1, 2, 3, 14, 15, 16, 22 and 26 of the National Planning Framework 4 and Policies 2, 5, 8, 13, 15, 16, SDCC2, SDCC3, DM1 and ICD2 of the adopted South Lanarkshire Local Development Plan 2 (2021).

David Booth

Executive Director (Community and Enterprise Resources)

Date: 28 August 2023

Background Papers

Further information relating to the application can be found online:-

[P/23/0431 | Substitution of housetypes from 71 residential units to the erection of 64 residential units, consisting of 55 detached, semi-detached and terraced and 9 flats, including 17 affordable housing units and associated road realignment/alterations \(amendment to P/21/1901\) | Former Hoover Site Phase 4 Dale Avenue Cambuslang G72 7TZ](#)

Corporate Considerations

The report raises no impacts or risks in terms of equalities or financial implications. Any implications in terms of climate change, sustainability or the environment will have been considered above in terms of the relevant national and local policies.

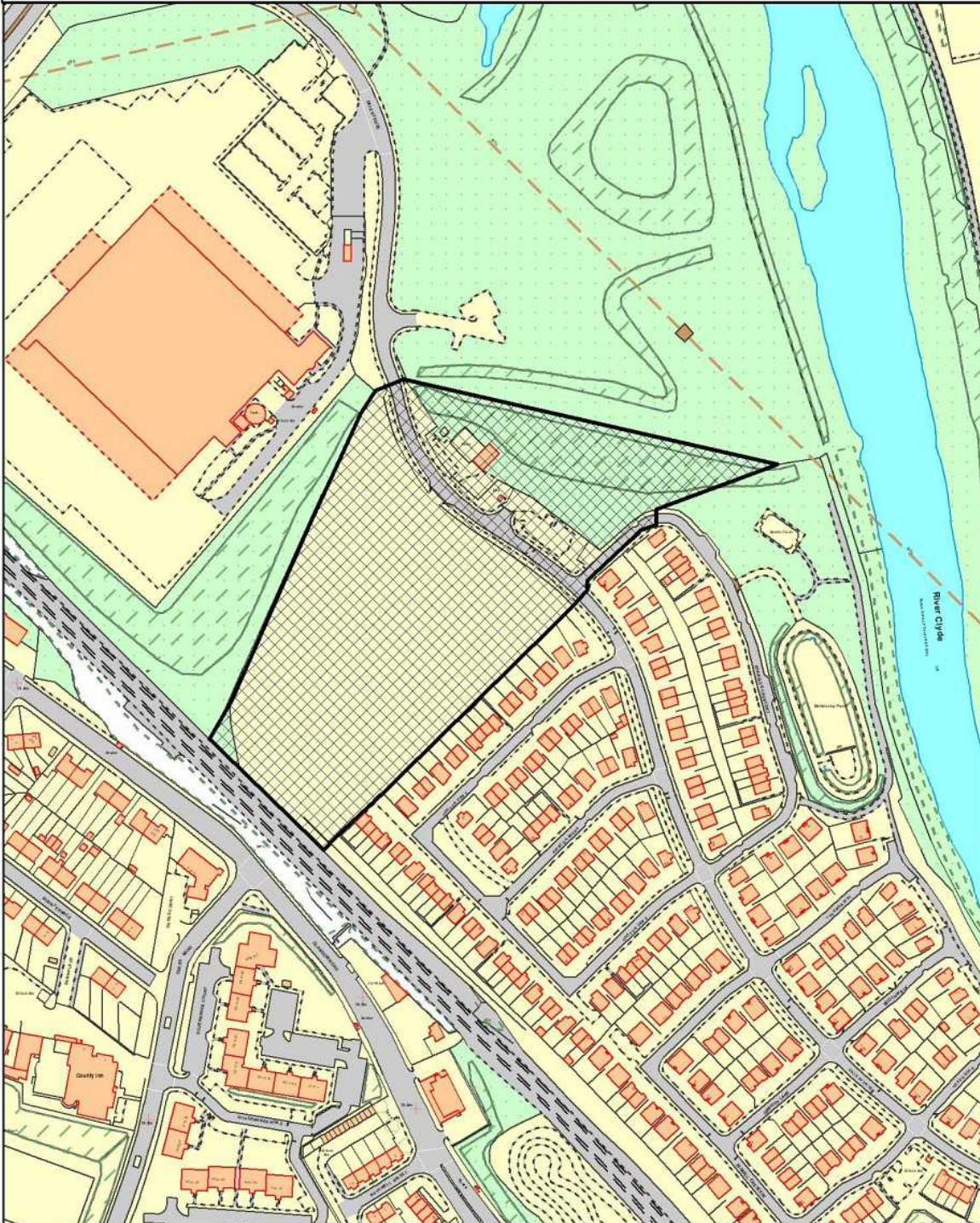
Contact for Further Information

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

Tel: 01698 454867

E-mail: planning@southlanarkshire.gov.uk

P/23/0431 Former Hoover site Phase 4, Dale Avenue, Cambuslang G72 7TZ



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Scale:
1:3,000
Date:
24/08/2023



South Lanarkshire Council
Community and Enterprise Resources
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