

	<h1>Report</h1>	Agenda Item <h1>11</h1>
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Report to: **Planning Committee**
 Date of Meeting: **26 January 2010**
 Report by: **Executive Director (Enterprise Resources)**

Application No CL/08/0456
 Planning Proposal: Extension to Metal Fabrication Facility Including Provision of Material Storage Yard, Paint Shop and Propane Storage; Erection of 2 Storey Office Building; Formation of Additional Vehicular Access; Erection of Temporary Office Block and Associated Landscaping

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Brian Hewitt Construction Ltd
- Location : Medwyn Park
Edinburgh Road
Carnwath
ML11 8LG

2 Recommendation(s)

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

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

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: The John Russell Partnership
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): South Lanarkshire Local Plan (Adopted)
Policy STRAT4: Accessible Rural Area
Policy CRE2: Stimulating the Rural Economy
Policy ECON1: Industrial Land Use
ENV11: Design Quality
ENV30: New Development Design
Policy DM1: Development Management

- ◆ Representation(s):
 - ▶ 0 Objection Letter
 - ▶ 0 Support Letter
 - ▶ 0 Comments Letter

◆ Consultation(s):

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

West of Scotland Archaeology Service

Roads and Transportation Services (South Division)

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

Scottish Natural Heritage

Roads & Transportation Services (Transportation Engineering)

Community Resources (Facilities and Cultural Services)

Planning Application Report

1 Application Site

- 1.1 The application site extends to 15.5ha in area located on the north-eastern edge of the settlement of Carnwath and comprises a triangular site (known as Medwyn Park) which contains an industrial fabrication yard for BHC Ltd together with two adjacent agricultural fields to the south and east of the yard. The A70 forms the western boundary, with the eastern boundary being delineated by mature beech trees with agricultural ground beyond. The east boundary wraps round a vacant cottage called Carlindean Cottage. The south-western boundary of the application site is formed by the John Mann Park, and the southern boundary by a field which separates the site from the commercial and industrial premises which front onto Peebles Road.
- 1.2 The existing facility at Medwyn Park comprises of a large fabrication shed which now extends to approximately 1900 square metres, and 5 hectares of levelled ground to the east which is used to store the finished product. The original building on the site now accommodates a workshop and shop unit. Access to the facility is taken from the south west corner of the site, with a second access formed for staff vehicles at the northern extreme of the site. This access has been formed without consent, and currently all staff vehicles have to utilise the southern access which does not meet current Council standards for visibility splays.
- 1.3 The site also contains a belt of ancient woodland that is situated on the frontage to the A70 at the northern end of the site (and which forms part of the wider Carlindean Wood).

2 Proposal(s)

- 2.1 Detailed planning permission is sought for a number of separate components to allow the expansion of the existing facility to maximise efficiency of BHC Ltd as well as expanding their output to meet demand. Originally focussed on agricultural buildings, the company which employs over 200 people now provides comprehensive structural steelwork services for retail, residential, commercial and industrial construction projects throughout Britain.
- 2.2 This application forms the company's masterplan for its future development and seeks to formalise a number of smaller extensions and external ground works with expanded production lines to give
 - An 67 metre expansion of the existing production lines housed in the steel portal building to allow continuity of fabrication. This will include an attached paint shop and storage to allow the steelwork to dry at temperatures above 5°C.
 - The erection of a covered gantry on the west elevation to facilitate the handling of steel trusses into the production lines.
 - A 40metre extension of the building, again on the west elevation, for the fabrication of trusses.
 - A third production line attached to the original buildings by two open gantries. This 10,800 square metre fabrication space would have gradual heat to keep the steel at a suitable temperature, as well as additional paint drying sheds to allow specialised coatings time to cure. This building will match the original fabrication building in design and be 10m high. It will be located on ground that has been excavated to give a level base which is consistent with the adjoining building

- A separate general storage building measuring, 10m by 30m in area, 10m in height and finished to match the existing factory. This will also be situated on excavated ground.
- Temporary “portacabin” style offices
- A two storey office building of 2,795 square metres, to be situated at the north end of the site. The building would have a central reception area with four separate wings to give a cross shaped footprint, and be finished in modern materials such as curtain walling. This arrangement will allow the applicant to construct two wings of office space to accommodate existing staff, but have the flexibility to construct the remainder when required for the company’s development
- The remodelling of the existing southern access and the formalisation of an unauthorised access at the northern end of the application site. This will allow the separation of all staff vehicles and heavy goods vehicles, with the latter using the southern access only, to deliver raw materials and move out the finished product. Each access would have a right hand storage lane on the A70, and increased visibility splays to conform to current standards.
- Staff parking will now be formalised and concentrated in one area at the north end of the site.
- External storage areas for raw materials and finished steel trusses awaiting delivery mainly positioned to the south of the production line buildings, and again on excavated ground
- A SUDs pond to deal with the increased levels of surface water within the site.
- An extensive amount of landscaping, and earth bunding on the southern boundary is proposed to screen the site from the A70 and Carnwath. The bunding will form part of the noise mitigation measures.
- Formation of propane storage compound.

2.3 The applicant has already undertaken some of the works detailed in the application description. These include ground excavation, extension to the southern boundary, erection of temporary offices, erection of a gantry and truss fabrication shed, and the formation of propane storage compound.

2.4 The company BHC, not only fabricates and erects steel frames but also offers a complete package of design and build. The company has a workforce of over 200, and with these proposals the workforce would be extended to over 300.

3 Background

3.1 Local Plan Status

3.1.1 The adopted South Lanarkshire Local Plan identifies the existing production line and associated ground towards the A70 as being within the settlement boundary of Carnwath and zoned for industrial use where Policy ECON 1: Industrial Land Use applies. The remainder of the site is within the Accessible Rural Area where policy STRAT 4 applies. As the proposal extends beyond the settlement boundary it also requires to be assessed against Policies CRE 2: Stimulating the Rural Economy, and DM 1: Development Management. Policies ENV11 and ENV30 relating to the design of the development are also relevant.

3.2 Relevant Government Advice/Policy

3.2.1 SPP2 Economic Development emphasises the need to facilitate business development in small towns and rural areas.

3.3 Planning History

- 3.3.1 Planning permission (CL/99/0316) for the erection of a steel fabrication workshop and office was granted to Brian Hewitt Construction Ltd. in November 1999. Since then the works have been extended through a number of planning approvals – CL/00/0296, CL/01/0399, CL/02/0103, CL/03/0767, CL/04/0588 and CL/09/0143.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Transportation Engineering Manager)** – have no objection to the proposal subject to a number of conditions relating to the upgrading of the two access points with the provision of right hand storage lanes. The design of these accesses have been agreed through the submission of Transport Assessment. In addition a footpath will also be required along the frontage of the development with a pedestrian refuge island located near the southern access. The Transport Assessment did not highlight any adverse impact on the road network.
Response: Noted. Conditions relating to the provision of a footway, pedestrian island and the necessary visibility splays at the upgraded accesses, will be attached to any planning consent issued.
- 4.2 **Roads and Transportation Services (Area Manager)** – have no objection to the proposed development as the parking provision within the site is considered sufficient for an operation of this nature. However the applicant will be required to develop further the Travel Plan which was submitted as part of the Transport Assessment to encourage greater use of car sharing or other modes of transport by employees. The applicant will also be required to provide a drainage system that ensures no water flows from the site onto the public road, and that surface water will be treated by SUDS.
Response: Noted. Suitably worded conditions will be attached to the consent in respect of the Travel Plan and the drainage. The provision of a SUDS will form part of an overall landscaping scheme.
- 4.3 **Roads and Transportation Services (Flooding)** – have no objections as there are no flooding issues with the development and surface water will be treated by a SUDS.
Response: Noted.
- 4.4 **Community Resources** – advise that in general the specification for the structural planting around the perimeter of the site appears reasonable. The substantive issue is ensuring that the landscaping scheme is implemented within an acceptable timeframe and subsequently maintained to a high standard. In addition the existing trees both within and immediately outwith the site boundary must be retained and protected in accordance with BSI- 5837-2005.
Response: Noted. I agree that a robust landscaping scheme is essential around the perimeter of the application site as the open nature of the new southern boundary requires to be addressed, whilst the condition of the other boundaries needs to be strengthened. A number of conditions relating to landscaping and its maintenance will be attached to any consent issued.
- 4.5 **Environmental Services** – concur with the recommendations and conclusions contained in the Noise Impact Assessment submitted in June 2009. The report noted that the dominant noise sources at the site were associated with testing of various plant and general site operations involving welding and plating of steel. Also present was noise associated with delivery trucks and forklift trucks. Environmental Services advise that if a 2 metre high acoustic fence on the site boundary is not implemented, a 2 metre earth bund should be formed. Any planting would be in addition to this feature and not as an alternative.

Response: Noted. The overall landscaping scheme shows the formation of a bund on the southern boundary with planting on top and adjoining it.

- 4.6 **SEPA** – advise that foul and trade drainage from the site must be discharged to the public sewerage system, and that the surface water discharged to the water environment to be in accordance with the terms of the Water Environment (Controlled Activities) (Scotland) Regulations 2005.

Response: Noted. The applicant will be advised that some of the matters contained in the application are within SEPA's remit and require their further input.

- 4.7 **West of Scotland Archaeology Service** – have advised that there are no substantive archaeological issues raised by the Archaeological Evaluation in the Data Structure Report submitted by the applicants, as no buried remains of significance were unearthed, and the evaluation results appear to indicate that the application site does not contain any major archaeological sites. No planning conditions will be required for any consent to be issued by the Council.

Response: Noted.

- 4.8 **Scottish Natural Heritage** – Two ecology reports covering protected species and trees were submitted. The protected species survey has identified one bat roost in a tree immediately adjacent to the application site. The tree survey report notes that bunding had occurred adjacent to this tree and that unless removed as soon as possible, this area and those adjacent to it will gradually die as a result. Once the bunding is removed and the trees protected in accordance with the relevant British Standards, the proposed development is not likely to result in actions contrary to the species protection element of conservation legislation. However if the bunding were to remain in place, SNH recommend that a more detailed assessment of the likely impacts of the development on the tree which hosts the roost should be undertaken, and a licence required if the roost is ultimately adversely affected.

In terms of the Carlindean Wood, (which lies parallel with the A70) which is included in the "Inventory of Ancient Natural Woodland", Scottish Natural Heritage note that the existing woodland is considered to be of relatively recent origin. It is understood that the proposed development requires the removal of part of the woodland to allow for road widening and the achievement of acceptable visibility splays. While the submitted report suggests the woodland which would be lost is of low ecological value, should consent be granted, Scottish Natural Heritage recommend that it is conditional on a replanting scheme which, as a minimum, would fully compensate for the area of woodland lost to the development. The ecology survey made reference to the potential for some trees in the Carlindean Wood to have the potential to support bats, and it would be appropriate to have those trees re-checked before any tree felling is undertaken, and an appropriate condition should be attached to any consent issued.

Response: Noted. Conditions will attached to the consent requiring the resurvey of the trees to be felled for potential impact on bats. The comments regarding the earth bunds on the eastern boundary are also noted and a suitable condition requiring their removal also included.

- 4.9 **Scottish Water** does not object to the proposal, however the Coulter Water Treatment Works has insufficient capacity available for new demand and the developer should discuss their requirements with Scottish water. The Carstairs Junction Waste Water Treatment Works has sufficient capacity to service this development.

Response: The applicant has been in discussion with Scottish Water and agreed that despite the scale of the development, the demand for water is low and the water

network is able to provide a supply. Foul water from staff and factory welfare facilities can be accommodated by the public system, but there is no capacity for surface water which will therefore be dealt with by means of SUDS.

5 Representation(s)

- 5.1 Following the statutory neighbour notification period and advertisement of the application in the local press as Development Potentially Contrary to the Development Plan, no letters of representation were received.

6 Assessment and Conclusions

- 6.1 The determining issues that require to be addressed in respect of this application are compliance with the adopted local plan, the impact on the visual and residential amenity of the area and the infrastructure implications.
- 6.2 The application site comprises of a substantial extension to the existing metal fabrication facility of the applicants BHC on the north-eastern edge of Carnwath. In the adopted South Lanarkshire Local Plan the settlement boundary is tightly drawn around the eastern elevation of the production buildings at BHC and zoned for industrial use which is covered by Policy ECON1, whereby the Council will seek to safeguard such land to ensure that firms can operate in a way that is conducive to business. However the settlement boundary does not reflect the previous consents granted to BHC and which have been partially implemented to extend the site eastwards. This application extends the industrial use further still to the east and south, onto agricultural ground which lies within the Accessible Rural Area where policy STRAT4 seeks to build on the economic and tourism potential of the areas high quality natural and built environment. Development is to be diverted to within settlements with any new buildings outwith the settlement only permitted on gap sites or where it consolidates an existing building group. The proposal involves an extension to an established building group, however the proposal is contrary to policy due to the scale of the development, and the significant incursion beyond the settlement boundary. An exception to the policy is therefore required to be justified.
- 6.3 As the application site lies outwith the settlement boundary, Policy CRE2 – Stimulating the Rural Economy is of relevance and this advises that the Council will endeavour to maximise job creation in rural areas by initially directing business and industrial proposals to sites within settlement boundaries. However where the proposal is considered to offer a clear economic justification for development in a rural area, it will be permitted where it can be demonstrated that a range of criteria can be met. These relate to the appropriateness of the use or demonstrating a specific locational need; that there are no opportunities to renovate an existing building; the development respects the landscape and environmental factors; and meets access and infrastructure standards.
- 6.4 The principle of extending the BHC facility beyond the settlement boundary has already been established under previous consents, most recently CL/04/0588. The expansion of BHC over a number of years is a reflection on the development of metal fabrication market and their ability to compete by providing a product which is designed and manufactured to precise specifications. Their client base extends throughout Britain. The pressure to maintain the company's position at the head of its field has resulted in a tightly constrained facility not laid out to its best advantage with resulting pressures being placed on boundaries and access points. In particular the movement of heavily laden HGV's onto the A70 has been of concern. This current application gives the opportunity to manage the site on a comprehensive basis –

both from the operators viewpoint but also from the Council's to ensure that mitigation measures are fully implemented to minimise any adverse impact on the rural area and the local road system. The growth of the company will also assist employment opportunities in the local area.

- 6.5 In assessing new developments, the Council will require proposals to comply with Policies ENV11 and ENV30 which give guidance on the integration of new buildings with their surroundings. In addition, Policy DM1 – Development Management states that all planning applications will require to take account of the local context and built form, and all development will require to enhance the quality and appearance of the local environment. The proposed industrial buildings will be of the same design and scale as the current production line, but the surrounding topography will provide an element of screening as the excavated site sits some 5 metres lower than the surrounding fields. The proposed two storey office building would have a central reception area with four separate wings to give a cross shaped footprint, and be finished in modern materials such as facing brick and curtain walling. Landscaping would be laid out around the extent of the site and the associated parking to soften the visual appearance of the buildings and to provide an appropriate corporate setting to which the company could bring its clients. The applicant submitted a Transport Assessment in September 2009 which advised on the improvements to the two site accesses and the provision of a footway. The formation of a bund with planting on top along the southern boundary will reduce any noise impact on nearby residential properties, as well as providing visual screening. There is no impact on protected species, provided the beech trees on the eastern boundary are retained.
- 6.6 Having assessed the proposals on site, I do not consider that the extension of the settlement boundary to accommodate the proposal would have an impact on residential amenity or the character of the approach into Carnwath on the A70, indeed the application presents an opportunity to form a more appropriate edge to the settlement boundary. Conditions will be attached to any consent granted requiring the implementation, and maintenance of robust landscaping and screening.
- 6.7 In conclusion, I consider that the proposal is acceptable and a departure from the adopted South Lanarkshire Local Plan can be justified for the following reasons:
- (1) the site is immediately adjacent to established industrial premises and this proposal will provide an opportunity for the expansion of a major local employer;
 - (2) the development would give the opportunity to create and maintain, a more defensible edge to the settlement through the carrying out of substantial planting; and
 - (3) infrastructural issues including site access have been satisfactorily addressed.

7 Reason for Decision

- 7.1 For the reasons set out in 6.7 above.

Colin McDowall
Executive Director (Enterprise Resources)

11 January 2010

Previous References

- ♦ CL/99/0316

- ◆ CL/00/0296
- ◆ CL/01/0399
- ◆ CL/02/0103
- ◆ CL/03/0767
- ◆ CL/04/0588
- ◆ CL/09/0143

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

▶ Consultations	
Scottish Natural Heritage	26/08/2008
	,
	22/01/2009
	,
	17/07/2009
Scottish Water	13/08/2008
West of Scotland Archaeology Service	02/09/2008
	,
	19/11/2009
S.E.P.A. (West Region)	19/09/2008
Environmental Services	28/08/2008
Roads and Transportation Services (South Division)	10/10/2008
Environmental Services	17/07/2009
Scottish Natural Heritage	21/07/2009
Community Resources (Facilities and Cultural Services)	28/10/2009
	,
	19/12/2009
Roads and Transportation Services (Transportation Engineering)	20/10/2009
Roads and Transportation Services (Flood Prevention Unit)	14/07/2009

- ▶ Representations

Contact for Further Information

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

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CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers: IND39-00b; IND39-01c; IND39-02k; IND39-03; IND39-05h; IND39-07c; IND39-08b; IND39-09a; IND39-10c; IND39-12; IND39-13c; IND39-14e; IND39-15b; IND39-16; IND39-17; IND39-100; IND39-101; IND39-102; IND39-103; 4357-001B; 4357-002B.
- 2 The development hereby permitted shall be started within three years of the date of this permission.
- 3 That no consent is hereby granted for the type and distribution of external finishes on the new office building as shown on the approved plans IND39-102 and IND39-103, and no work shall commence on site until samples of alternative materials have been submitted to and approved in writing by the Council as Planning Authority.
- 4 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to its extent, design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 5 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 6 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.
- 7 That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 8 That prior to the felling of any trees within the application site, an updated bat survey shall be undertaken and approved in writing by the Planning Authority and thereafter the appropriate mitigation measures shall be implemented to the satisfaction of the Council as Planning Authority.
- 9 That within 4 weeks of the decision date, the soil bunds which have been positioned along the entire eastern boundary of the application site, shall be removed to the satisfaction of the Council as Planning Authority. During these works the existing beech trees adjacent to the application site boundary shall be protected in accordance with BS 5837-2005.
- 10 That the entire landscaping scheme as shown on the approved plans shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following the date of this decision and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 11 That within 2 months of the date of this decision, a signed landscape maintenance management contract and schedule for the landscaping scheme approved under the terms of Condition 10 above shall be submitted to and approved by the

Council as Planning Authority. Thereafter, the entire landscaping shall be maintained in accordance with the approved management schedule to the satisfaction of the Council.

- 12 That within 6 months of the date of this decision all the proposals, including the formation of the earth bunds, for the attenuation of potential noise nuisance, shall be formed and erected in accordance with the Environmental Noise Assessment prepared by AECOM, dated May 2009, and shall thereafter be retained in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
- 13 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; 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.
- 14 That within 2 months of the date of this consent, a certificate or report from a recognised firm of chartered engineers shall be submitted to the Council as Planning Authority confirming the structural stability of all areas of embankments and other reprofiled/cut ground levels as shown on the approved plans. Thereafter the applicant shall submit for the written approval of the Council as Planning Authority, the recommendations and requirements of the certificate or report for the design, construction and subsequent implementation of any mitigation measure contained therein.
- 15 That the existing temporary offices located in the south-west of the site shall be removed, the uses discontinued and the land restored to the satisfaction of the Council as Planning Authority, within 2 years of the date of this consent or within 2 months of the completion of the offices hereby approved, whichever is sooner.
- 16 That before any of 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 and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 17 That before the development hereby approved is occupied, a drainage system capable of preventing any flow of water from the site onto the public road or neighbouring land, or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.
- 18 That within 4 months of the date of this decision, the southern access shall be served by a priority junction with visibility splays of 4.5 metres x 120 metres in both directions, and with a right hand storage lane, all in accordance with Figure 2.3 of the Transport Assessment prepared by Colin Buchanan and Partners Ltd, dated September 2009, and laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 19 That within 4 months of the date of this decision, the northern access shall be served by a priority junction with visibility splays of 4.5 metres x 120 metres in both directions, and with a right hand storage lane, all in accordance with Figure 2.3 of the Transport Assessment prepared by Colin Buchanan and Partners Ltd, dated September 2009, and laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.

- 20 That within 4 months of the date of this decision, a 2 metre wide footway shall be constructed along the frontage of the development, with a pedestrian refuge island provided between the northern and southern access points all to the specification of the Council as Roads and Planning Authority.
- 21 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 22 That prior to 31 March 2010 the Travel Plan framework contained within the Transport Assessment prepared by Colin Buchanan, shall be developed further by the applicant to encourage staff car-sharing and the use of other modes of transport, and shall be submitted for approval by the Council as Planning and Roads Authority.
- 23 That notwithstanding the provisions of the Town and Country Planning (Control of Advertisements)(Scotland) Regulations 1984, no fascia signs, adverts or projecting signs shall be erected on the premises without the prior written consent of the Council as Planning Authority.
- 24 That any external light fitting(s) shall be installed so that the light beams are directed down onto the face of the building to prevent any glare onto the adjacent roads and shall be maintained in such a position through the working life of the installation.
- 25 That office block hereby approved shall be for the sole use of BHC (Brian Hewitt Construction Ltd) and no part of the office block shall be sold, sub-let or leased to third parties or other operators, without the prior written approval of the Council as Planning Authority.
- 26 Prior to the commencement of development on site, an energy statement which demonstrates that on-site zero and low carbon energy technologies contribute at least an extra 15% reduction in CO₂ emissions beyond the 2007 building regulations carbon dioxide emissions standard, shall be submitted to and approved in writing by the Council as Planning Authority. The statement shall include:
- a) the total predicted energy requirements and CO₂ emissions of the development, clearly illustrating the additional 15% reduction beyond the 2007 building regulations CO₂ standard;
 - b) a schedule of proposed on-site zero and low carbon energy technologies to be included in the development and their respective energy contributions and carbon savings;
 - c) an indication of the location and design of the on-site energy technologies; and
 - d) a maintenance programme for the on-site zero and low carbon energy technologies to be incorporated.
- 27 The approved on-site zero and low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Council as Planning Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 These details have not been submitted or approved.
- 7 These details have not been submitted or approved.
- 8 In the interests of nature conservation.
- 9 To ensure the long term health and viability of the mature trees immediately adjacent to the application site.
- 10 In the interests of amenity and to ensure that a sufficient level of planting is provided.
- 11 In the interests of amenity and to ensure the future health and vitality of the landscaping.
- 12 To minimise noise disturbance to adjacent occupants.
- 13 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 14 In the interests of amenity and to ensure the long term stability of the groundworks.
- 15 In the interests of amenity and in order to retain effective planning control.
- 16 To ensure the provision of adequate parking facilities within the site.
- 17 To ensure the provision of a satisfactory drainage system.
- 18 In the interest of public safety
- 19 In the interest of public safety
- 20 In the interest of public safety
- 21 In order to retain effective planning control
- 22 In the interests of traffic and public safety.
- 23 To safeguard the amenity of the area.
- 24 In the interest of road safety
- 25 In the interests of amenity and in order to retain effective planning control.
- 26 To secure a reduction in carbon dioxide emissions.
- 27 To secure the timeous implementation of on-site zero and low carbon energy technologies.

For information only

For information only

