

Dewar, Katrina

From: Mark Horgan
Sent: 04 February 2021 19:30
To: Planning
Subject: Planning Application - Formal Objection - P/21/0029 - Erection of two dwellinghouses with associated studio flats above attached garage, raised decking at rear and formation of access

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To Whom it May Concern,

I am writing to formalise my **objection** to the proposed planning application P/21/0029 (Erection of two dwellinghouses with associated studio flats above attached garage, raised decking at rear and formation of access).

This is the latest iteration of a damaging development of which I have come to understand has been rejected numerous times by South Lanarkshire Council over the recent years, and for good reason too.

It is evident that this woodland area is thriving in wildlife, an aspect which should not be overlooked. A suitably qualified ecologist - holding a degree in ecology and covered by a professional code of conduct e.g. CIEEM, IEMA, LI - should be appointed and consulted to confirm the ecological value of this area before any proposals are given a second review. I'd expect this to include multiple site visits whereby the ecologist can base their findings on inspections at appropriate times of the year when different plant and animal species are present and evident.

As a general rule of thumb, any trees more than 10 years old are considered to be of ecological value. To achieve the basic level of sustainable practice in new builds, all features of ecological value within a construction zone must be protected from damage during clearance, site preparations and construction activities in line with BS 42020:2013. This is evidently **impossible** to achieve based on the current planning proposals.

The long term impact on biodiversity must be appropriately assessed and this should include for all development proposals in the construction zone (i.e. initial domestic works as proposed here, as well as any subsequent works that have not yet been declared in the permission request), therefore, the council should rightly reject this proposal and revert back to the architect and their client to ascertain the ultimate extent of the development area and their future aspirations for the use of the surrounding land. Only then can the impact and damage of the development on the current environment be fully, and correctly, assessed.

Of course there are other issues to be taken into account such as the road safety of school users, park users and the elderly population within the Hamilton Park South/North developments, however, the council will be fully aware of the current situation and I expect they too will be greatly opposed to the creation of any new access road – shared entry or otherwise – on this busy thoroughfare.

Due to the obvious damage this development will have on the current ecology in the area, I strongly object to planning permission being granted on the grounds above.

Kind regards,

Mark Horgan

(35 Hamilton Park South, ML3 0FH)