

Report

Report to:	Planning Committee
Date of Meeting:	11 February 2020
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/19/1526
Planning proposal:	Erection of primary school and nursery with associated infrastructure to include access, parking, landscaping, floodlit 3G pitch and playground area (approval of matters specified in conditions 1 (a to r), 3, 4, 6, 8, 9, 10 and 12 of EK/09/0218).

1 Summary application information

Application type: Approval of matters specified in conditions.

Applicant: South Lanarkshire Council
 Location: Proposed School
 Jackton Road
 Jackton
 South Lanarkshire
 G75 8RR

2 Recommendation(s)

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

(1) Grant matters specified in 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: South Lanarkshire Council
- ◆ Council Area/Ward: 06 East Kilbride South
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
 Policy 1 – Spatial strategy
 Policy 2 – Climate change
 Policy 4 – Development management and placemaking
 Policy 12 – Housing land
 Policy 14 – Green network and greenspace
 Policy 16 – Travel and transport
 Policy 17 - Water environment and flooding

Development Management, Placemaking and Design Supplementary Guidance

Green Network and Greenspaces Supplementary Guidance

South Lanarkshire Local Development Plan 2 (Proposed Plan 2018)

Policy 1 - Spatial strategy

Policy 2 – Climate change

Policy 5 – Development management and
placemaking

Policy 11 – Housing

Policy 13 – Green network and greenspace

Policy 15 – Travel and transport

Policy 16 – Water environment and flooding

Policy SDCC2 – Flood risk

Policy SDCC3 – Sustainable drainage systems

Policy DM1 – New development design

◆ Representation(s):

▶	1	Objection Letters
▶	0	Support Letters
▶	1	Comment Letters

◆ Consultation(s):

Roads Development Management Team

Roads Flood Risk Management

Environmental Services

SEPA West Region

SNH

Scottish Water

West of Scotland Archaeology Service

Jackton and Thorntonhall Community Council

Countryside and Greenspace

SP Energy Networks

Planning Application Report

1 Application Site

- 1.1 This planning application relates to a proposed primary school and nursery on land situated within the East Kilbride Community Growth Area (CGA). The site lies east of Eaglesham Road and north of Jackton Road on the southern edge of East Kilbride. The site lies on south-western portion of the masterplan approved as part of Planning Permission in Principle application EK/09/0218 for a “mixed use development comprising residential, retail and education uses and associated engineering works for site infrastructure, new access and distributor road, formation of open space framework with landscaping work.”
- 1.2 The site is currently agricultural land and includes a small number of trees and hedgerows on field boundaries. The site is generally flat, with the northern part of the site rising slightly towards a residential property (Easterhouse), to the north. The site is bounded to the north by an access route to Easterhouse, to the west by Jackton Road, and to the south and east by agricultural fields that fall within the CGA. The application site covers an area of just over 2 hectares.

2 Proposal(s)

- 2.1 The application seeks to discharge various conditions imposed on Planning Permission in Principle application EK/09/0218 for the development of East Kilbride Community Growth Area. Condition 1 specifies that all relevant matters such as layout, siting, design, landscaping, drainage etc. are submitted to and approved by the Planning Authority. The other conditions to be discharged specify in further detail what information requires to be submitted to deal with the relevant matters listed in Condition 1. It is noted that the proposed primary school and nursery is designed to serve primarily the new housing associated with the CGA, which is projected to be approximately 2350 housing units in total. This is split between approximately 1950 housing units approved by planning permission in principle EK/09/0218 and approximately 400 proposed housing units to the north of Eaglesham Road that are subject to a separate planning permission in principle application (EK/11/0202).
- 2.2 The proposed layout includes separate access and egress points off a spur road that will connect to the main spine road proposed to run east to west through the CGA. It is noted that the site will link with the cycle and pedestrian network to be formed to serve the residential areas and open space within the CGA, in line with the principles established in the masterplan. Along with the school building, the proposal includes a floodlit, 3G sports pitch, landscaping, car parking and playground areas. The layout includes car parking for staff and pick up/drop off facilities. The proposed school building is a flat-roofed, two-storey building, with the attached nursery at single storey level. Both the nursery and school are designed with an open courtyard area within the central part of the buildings. The proposed school design is a contemporary, flat-roofed style with a mixture of white concrete, grey brick and corten effect (rust coloured) cladding. The proposal includes large glazing panels with vertical emphasis and varied external elevations to provide visual interest. The gross floor area of the building is 3780 square metres and the overall height approximately 9.5 metres.

3 Background

3.1 Local Plan Status

- 3.1.1 In land use terms, the site is identified within the adopted South Lanarkshire Local Development Plan (2015) as forming part of the identified East Kilbride Community

Growth Area (Policy 1 Spatial Strategy) and is allocated as a Proposed Housing Site (Policy 12 Housing Land). Appendix 3 (Development priorities), relative to Policy 1, sets out the requirements for the site, as follows:

- Definition of new landscape measures to consolidate new green belt edges and establish green networks within the development.
- Improved public transport services through the development area.
- Contribution to the improvement of park and ride facilities at Hairmyres Station.
- Local road network improvements and walking/cycling network through the development area.
- Provision of a new primary school and pre-5 nursery school.
- Contribution to the extensions of local secondary schools.
- Provision of local retail facility of a scale appropriate to serve the community growth area.
- The provision of one grass sports pitch or equivalent provision locally.
- Assess and consider the impact of development on the setting of listed buildings and other prominent buildings, including the police college, Newhouse of Jackton.
- Provision of housing types to accord with Local Development Plan policies including affordable housing.
- Upgrade or contributions towards trunk road improvements as required.

3.1.2 In addition to the above policy designation, which provides the overarching local plan policy direction for the CGA, the proposed development is affected by a number of additional policies within the Local Plan, as follows:

- Policy 2 – Climate change
- Policy 4 – Development management and placemaking
- Policy 14 – Green network and greenspace
- Policy 16 – Travel and transport
- Policy 17 – Water environment and flooding

3.1.3 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, the following policies are relevant:

- Policy 1 - Spatial Strategy
- Policy 2 – Climate change
- Policy 5 – Development Management and Placemaking
- Policy 11 – Housing
- Policy 13 – Green Network and Greenspace
- Policy 15 – Travel and Transport
- Policy 16 – Water Environment and Flooding
- Policy SDCC2 – Flood Risk
- Policy SDCC3 – Sustainable Drainage Systems
- Policy DM1 – New Development Design

3.2 **Relevant Government Advice/Policy**

3.2.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy (SPP) 2014 and National Planning Framework 3 (NPF3). NPF3 aims to facilitate

new housing development, particularly in areas where there is continuing pressure for growth. SPP introduces a presumption in favour of development that contributes to sustainable development. Furthermore, SPP states that the planning system should enable provision of a range of attractive, well-designed, energy efficient, good quality housing that contributes to the creation of successful and sustainable places. In this regard, it is noted that the proposed school and nursery is essential infrastructure to serve the proposed housing within the CGA.

3.3 Planning Background

3.3.1 Planning application EK/09/0218 was originally approved by the Planning Committee in December 2011, subject to the conclusion of a legal agreement to cover matters relating primarily to developer contributions. A revised masterplan was submitted in October 2016 and subsequently approved by the Planning Committee in June 2018, subject to the conclusion of a legal agreement. This legal agreement has now been concluded and registered which allowed planning permission EK/09/0218 to be issued in October 2019. The legal agreement covers matters relating to the delivery of a new primary school and nursery at this site, in addition to the provision of developer contributions related to off-site road and transportation works, affordable housing and community facilities.

3.3.2 Detailed planning permission has previously been granted for the main spine road through the site (EK/17/0305), which will link Lindsayfield Road to Eaglesham Road. A separate planning application (P/19/1233) has been submitted for the formation of an access road to the proposed new primary school and nursery.

4 Consultation(s)

4.1 **Roads Development Management Team** – following discussions with the applicant and the submission of revised access details, Roads and Transportation Services have advised that they have no objections, subject to compliance with conditions advisory notes.

Response: Noted. Appropriate conditions and advisory notes can be added to any consent granted.

4.2 **Roads and Transportation Services (Flood Risk Management Team)** – have advised that they have no objections subject to the applicants satisfying the Council's design criteria and conditions relating to Sustainable Urban Drainage Systems and flood risk.

Response: Noted. Appropriate conditions can be attached to any consent granted.

4.3 **Environmental Services** – have no objections, subject to conditions.

Response: Noted. Appropriate conditions can be added to any planning permission issued.

4.4 **SEPA** – have advised that they have no objections to the discharge of the relevant conditions, however, they have noted that a Construction and Environmental Management Plan has not been submitted.

Response: Noted. A condition can be imposed to ensure that the relevant details are submitted for approval.

4.5 **Scottish Water** – offered no objections to the proposed development.

Response: Noted.

4.6 **SP Energy Networks** – offered no objections to the proposed development.

Response: Noted.

- 4.7 **Scottish Natural Heritage** – have advised that a consultation response will only be provided where the need for general advice or advice on whether a species licence is likely to be granted is not covered by standing advice provided by SNH. In this case, it is noted that a protected species licence has already been granted to deal with matters identified by an ecological survey, therefore it is considered that all matters have been addressed in accordance with SNH advice.

Response: Noted. A planning condition can be imposed to ensure that prior to construction work commencing, all necessary protection measures are in place.

- 4.8 **West of Scotland Archaeology Service** – offered no objections but have noted that a condition was imposed on EK/09/0218 requiring archaeological investigations to be carried out.

Response: Noted. Condition 16 of EK/09/0218, which requires the submission and implementation of a program of archaeological works, remains applicable to this development.

- 4.9 **Jackton and Thorntonhall Community Council** – have objected to the application as it is deemed to be premature. In particular, it is commented that there is no demonstratable need for the development in terms of housing demand and that the application site area should be returned to green belt land. The proposed school should be relocated to land north of the proposed spine road. Additionally, the application should not be determined until the Local Development Plan 2 examination by the Scottish Government Reporter is concluded. Comments have also been provided that the proposed site is not suitable as it is susceptible to flooding and, therefore, any new hard surfaces would have an adverse impact on surrounding areas due to increased run off.

Response: Noted. The principle of the development of the CGA, primarily for housing, has been established through the grant of planning permission in principle EK/09/0218. This approval includes a masterplan, which sets out the key design principles, including the school location. It is, therefore, considered that the principle of a primary school and nursery to serve the residential development within the CGA has been established and the current application is in accordance with these principles. The comments on flood risk and drainage are noted. The approach to drainage within the CGA has been designed holistically across the CGA site and is supported by appropriate technical information. The proposals include on-site storm water storage facilities and Roads and Transportation have no objections to the proposal, subject to compliance with standard design criteria.

- 4.10 **Countryside and Greenspace** – have advised that an arboricultural assessment should be undertaken to evaluate trees and hedgerows within the site with a view to undertaking mitigation planting. Structural landscaping is also recommended around the perimeter of the site.

Response: It is noted that an arboricultural assessment of the entire CGA site has been undertaken and submitted to support application EK/09/0218. It is considered that any tree loss within the application site will not be significant and the landscaping planting can satisfactorily mitigate the impacts. A planning condition requiring submission and approval of detailed landscaping plan can be imposed.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken and the proposal was advertised in the East Kilbride News for non-notification of neighbours and nature or scale of development. Two representations have been received in relation to the application. The grounds of objection/comment are summarised as follows:

a) Concerns over potential loss of wildlife and adverse impacts on flora and fauna.

Response: The applicant has submitted an ecological report relating to impacts on the existing vegetation within the site. A planning condition can be imposed to ensure that the correct procedures and licensing requirements are adhered to.

b) Concerns over potential flooding due to historic flooding in this area.

Information on the proposed location of suds is also sought.

Response: The approach to drainage within the CGA has been designed holistically across the site and is supported by technical assessments. The proposals include on-site storm water storage facilities and Roads and Transportation Services have no objections to the proposal, subject to compliance with standard design criteria. No objections have been received from SEPA in relation to flood risk.

5.2 These letters have been copied and are available for inspection in the usual manner and on the planning portal.

6 Assessment and Conclusions

6.1 The applicant, South Lanarkshire Council, seeks consent for the erection of a primary school and nursery with associated infrastructure to include access, parking, landscaping, floodlit 3G pitch and playground area on land forming part of the East Kilbride Community Growth Area (CGA). The site benefits from planning permission in principle (EK/09/0218). As such, the principle of the development, including access from Eaglesham Road, has already been established and this assessment relates to the details of the proposed school building and associated works. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that all planning applications are determined in accordance with the development plan, unless other material considerations indicate otherwise. The main determining issues, therefore, in the assessment of this application are whether the proposed development is in compliance with local development plan policy.

6.2 The adopted South Lanarkshire Local Development Plan 2015 (LDP) identifies the site, in land use terms, as being within a community growth area (as defined by Policy 1 – Spatial strategy). The site is also allocated as proposed housing land (Policy 12 – Housing land) to reflect the designation of the CGA. The principle of a primary school and nursery at this site is, therefore, considered to be acceptable given that planning permission in principle has been granted and Policy 1 states that the requirements of the CGA are to include a primary school and nursery. In relation to Policy 2 (Climate change), it is noted that the CGA has been planned in a holistic manner, with an approved masterplan setting out the design and development principles to support this large scale development. The school and surrounding routes have been designed to ensure that the site is easily accessible by pedestrians and cyclists and it is further noted that the provision of affordable housing, connections to surrounding areas and bus routes have been incorporated into the CGA proposals. The provision of the proposed school and nursery at this site is, therefore, considered to be in compliance with the objectives set out in Policy 2.

6.3 In terms of the detail of the proposal, Policy 4 of the LDP states that all planning applications should take fully into account the local context and built form. Furthermore, any proposal should not result in significant adverse environmental or amenity impacts. In terms of the submitted proposal, it is noted that the school is to be located on land between Jackton Road to the south and the proposed new spine road

to the north. The land is generally flat with open countryside lying immediately to the south. In relation to longer distance views into the site from the south, it is noted that the land covered by the CGA has a varied topography with several ridges to be developed that will be clearly visible at a higher position than the school site. Therefore, while it is noted that the school will be a fairly prominent feature in this area, especially when viewed from the south, given the future development of surrounding areas, the position of the school on the southern edge of the CGA is considered acceptable in visual terms. Additionally, landscape planting to the southern boundary of the school site is proposed to provide a softer edge to the site. In terms of the proposed school design, it is noted that the building is to be a two-storey, flat roofed building with contemporary design features. Given the modern context of the surrounding CGA development, including the provision of flatted developments, it is considered that the scale and design of the proposed building is acceptable and it will fit in adequately with the proposed future form of development in the surrounding area and the current countryside edge.

- 6.4 With regard to potential amenity and road safety impacts, following discussions with Roads and Transportation Services, the access arrangements and pedestrian/cycle connections have been adjusted to ensure that the proposed parking and access specifications are in compliance with the Council's standards and that pedestrian and vehicular traffic can enter and exit the site safely. Given the above, it is considered that there would be no significant road safety impacts and adequate pedestrian and cycle facilities are provided. In amenity terms, it is noted that the closest residential properties at present are Viewfield, to the north of the site and Easterhouse, to the north-east. In respect of Easterhouse, it is noted that the intervening land between the application site includes the proposed spine road and a substantial tree belt. Viewfield lies over 80 metres from the proposed school building and approximately 30 metres from the proposed playground. Given the above, it is considered that the proposal will have no adverse amenity impact on surrounding properties. In respect of ecological impacts, it is noted that a limited number of trees and hedgerows will be removed to accommodate the development. The applicant is aware of the requirements to adhere to protected species and wildlife legislation and a planning condition can be imposed to ensure compliance.
- 6.5 Taking all relevant matters into account, it is considered that the proposal is in compliance with Policy 4 of the LDP. In terms of flood risk and impact on the water environment (Policy 17 of the LDP), it is noted that the proposal includes sustainable drainage features and supporting flood risk and drainage assessments have been undertaken, which have informed a design solution. In this regard, it is noted that no objections have been received from the Council's Flood Risk Management team or SEPA, subject to conditions which would be attached to the consent issued.
- 6.6 The application site also lies partially in an area designated as Green network, where Policy 14 (Green network and greenspace) of the LDP applies. This policy seeks to safeguard the local green network and identify opportunities for enhancement and/or extension to contribute towards objectives including promoting active travel, placemaking and supporting biodiversity. In this regard, it is noted that the majority of the proposed development will be on agricultural grazing land, with tree loss minimised primarily to field boundaries. It is noted that a substantial area within the site will be available for playground and a 3G sport pitch, which can be made available outwith school hours. Given the above, it is considered that the proposal would not result in a significant change to quality or volume of green network land on the site and that the site will accommodate necessary community and education facilities to support the development of the CGA, which is considered to be in compliance with the principles of Policy 14 of the LDP.

- 6.7 With regard to road safety, Policy 16 - Travel and Transport - requires all new development proposals to consider the resulting impacts of traffic growth and compliance with sustainable transport principles. The site has been fully assessed by Roads and Transportation Services who have offered no objections, subject to conditions. The proposal can therefore be considered acceptable in transportation terms.
- 6.8 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 the relevant policies detailed in section 3.1.3 above.
- 6.9 In summary, it is noted that the principle of a school and nursery at this site is supported by development plan policies and the existing Planning Permission in Principle consent, including the masterplan associated with the site. Furthermore, given that the proposal will not result in adverse amenity, environmental or safety impacts, it is considered that the proposed development is in compliance with Policies 1, 2, 4, 12, 14, 16 and 17 of the adopted South Lanarkshire Local Development Plan, as detailed above, and with all relevant policy and guidance set out in associated supplementary guidance and in the Proposed South Lanarkshire Local Development Plan 2. It is, therefore, recommended that the relevant conditions outlined above can be discharged, subject to the additional conditions listed.

7 Reasons for Decision

- 7.1 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, 4, 12, 14, 16 and 17 of the South Lanarkshire Local Development Plan 2015, its associated Supplementary Guidance and Policies 1, 2, 5, 11, 13, 15, 16, SDCC2, SDCC3 and DM1 of the Proposed South Lanarkshire Local Development Plan 2 2018.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 24 January 2020

Previous references

- ◆ EK/09/0218

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated

- ▶ Consultations
SEPA Flooding

24.12.2019

Roads Flood Risk Management	20.11.2019
Roads Development Management Team	30.01.2020
Environmental Services	23.01.2020
Scottish Water	25.11.2019
WOSAS	25.10.2019
SP Energy Network	25.10.2019
Countryside And Greenspace	05.11.2019
Jackton And Thorntonhall Community Council	13.11.2019
SNH	13.12.2019

► Representations	Dated:
Mrs Carolyn Haddow, 21 Kavanagh Crescent, East Kilbride, Glasgow, South Lanarkshire, G75 8WS	23.10.2019
Joe Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS	15.11.2019

Contact for further information

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

Alan Pepler, Planning Team Leader, Montrose House, 154 Montrose Crescent, Hamilton,
ML3 6LB

Phone: 01698 455043

Email: alan.pepler@southlanarkshire.gov.uk

Conditions and reasons

01. That no development shall commence until drainage and flood risk details to include signed appendices 1 to 5 are submitted to and approved in writing by the Planning Authority. The development shall not be occupied until the surface drainage works and any required flood mitigation works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: 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.

02. That unless otherwise agreed in writing with the Planning Authority, all construction vehicles associated with the development hereby approved shall access the site from the spine road only.

Reason: In the interests of road safety.

03. That, during the construction phase associated with the development hereby approved:

- appropriate cleaning systems shall be put in place within the site to ensure mud and debris is not deposited on the public road.
- appropriate wheel wash facilities/road cleaning regime shall be provided.
- all vehicles shall be able to access and exit the site in forward gears, therefore a turning area shall be provided
- sufficient parking shall be provided within the site boundary to accommodate all site staff / operatives parking requirements.

Before the commencement of works on site full details and plans detailing the above requirements shall be submitted to and approved by the Council as Roads and Planning Authority in the form of a traffic management plan, to include routing of construction vehicles. Thereafter, the approved details shall be implemented on site to the satisfaction of the Council throughout the construction phase.

Reason: In the interests of road safety.

04. That, prior to the commencement of development on site, a Construction Method Statement and an Environmental Management Plan, including reference to the Water Environment (Controlled Activities) (Scotland) Regulations 2011 and SEPA's Pollution Prevention Guidance Notes, or any subsequent regulations or guidance shall be submitted to and approved by the Council as Planning Authority. The works shall thereafter be carried out in accordance with the approved details to the satisfaction of the Council as Planning Authority.

Reason: To safeguard the amenity of the area.

05. That no trees felling works shall commence until a further protected species survey to determine the presence of bat roosts/protected species has been submitted to and approved in writing by the Planning Authority. Should evidence of bat roosts be

found, no tree works shall begin until the Planning Authority receives written confirmation that a license has been obtained from the Scottish Government to deal with the presence of protected species within the site.

Reason: To ensure that any identified protected species and wildlife interests are protected adequately.

06. 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: To ensure the appropriate provision of landscaping within the site.

07. 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 the visual amenity of the area.

08. 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: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

09. 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: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

10. That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of 9 shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

11. The applicant must provide written details of the proposed floodlighting scheme to the Planning Authority. Submissions shall include, where appropriate:

A statement setting out why a lighting scheme is required, the proposed users, and the frequency and length of use in terms of hours of illumination;

The type of lights, performance, height and spacing of lighting columns:

A site survey showing the area to be lit relative to the surrounding area, the existing landscape features together with proposed landscaping features to mitigate the impacts of the proposed lighting.

The approved scheme shall be implemented prior to the development being brought into use and shall thereafter be operated in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.

Reason: In order to protect surrounding properties for significant loss of amenity from illumination.

12. Unless otherwise agreed in writing with the Planning Authority and prior to commencement of any works on site, a comprehensive risk assessment for radon gas shall be carried out, and approved in writing by the Council as Planning Authority. Whilst radon is specifically excluded from Part IIA of the Environmental Protection Act 1990 the investigation should follow:

Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995)

If the risk assessment identifies unacceptable risks posed by radon gas 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 remediation plan will consider guidance contained in:

- o BRE 376 Radon: Guidance on protective measures for new dwellings in Scotland (1999), with supplementary guidance given in:
- o BRE 211 (2007) Radon: Guidance on protective measures for new buildings (including supplementary advice for extensions, conversions and refurbishment). (England & Wales).

Reason: In order to protect residents and occupiers adverse impacts.

13. That notwithstanding the plans hereby approved and prior to the commencement of development, a tracking drawing showing a bus accessing/exiting the site in forward gears shall be submitted to and approved in writing by the Planning Authority.

Reason: To ensure that there is adequate provision for bus turning within the site.

14. That prior to the commencement of development, details of measures to mitigate air quality impacts associated with the development shall be submitted to and approved in writing by the Planning Authority.

Reason: To ensure that the development seeks to minimise the potential for adverse air quality impacts.

15. That notwithstanding the plans hereby approved and prior to the commencement of development, finalised details of road levels, a 3m wide cycle/pedestrian connection and traffic calming shall be submitted to and approved in writing by the Planning Authority.

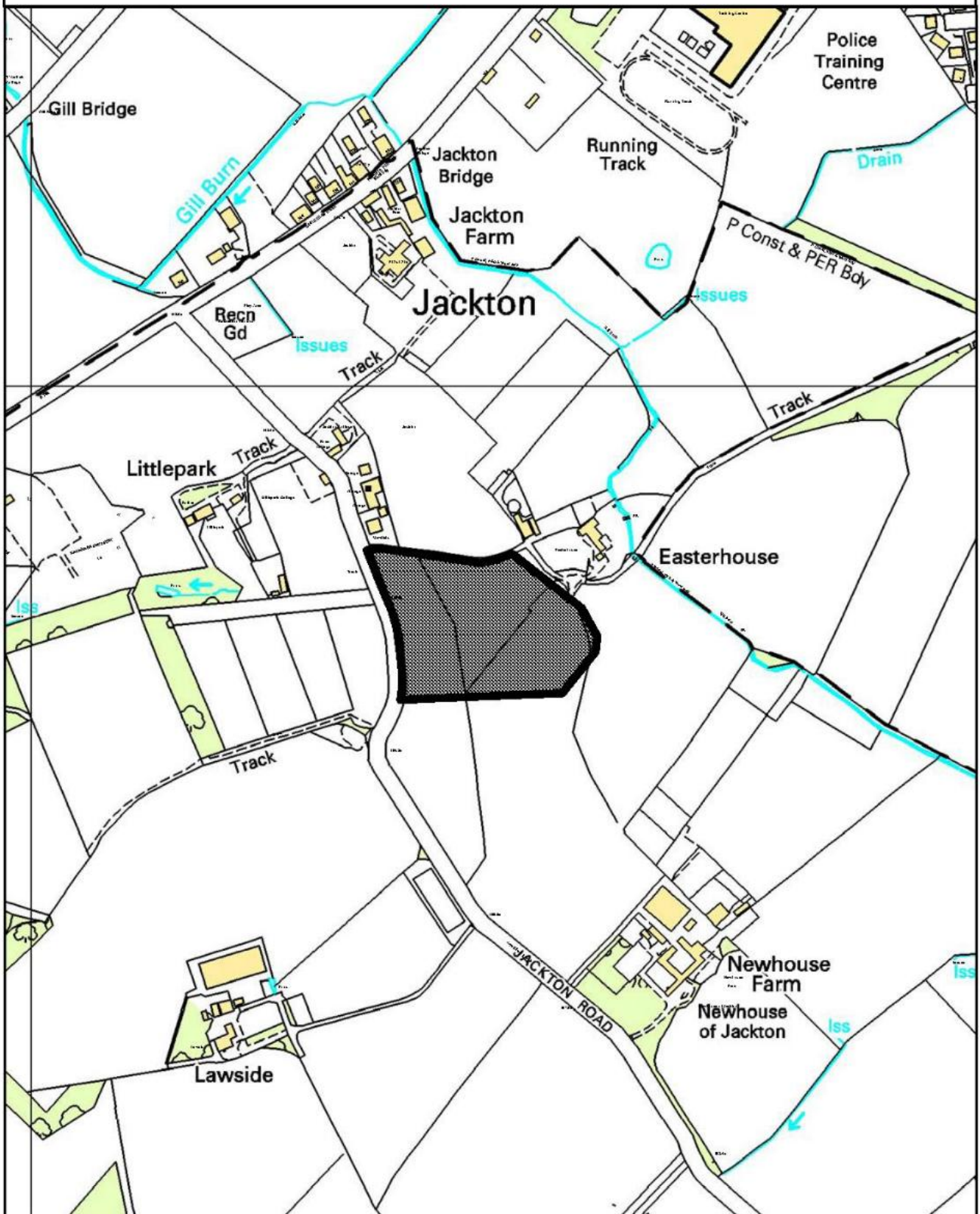
Reason: In the interests of road safety.

16. 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 ensure that environmental disturbance is minimised.

P/19/1526

Jackton Road, Jackton



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1:5,000
Date:
16/01/2020



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development