

Report

Report to:	Planning Committee
Date of Meeting:	13 February 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application No	HM/17/0460
Planning Proposal:	Residential Development Including Demolition of the Former School Annex and Adjoining Snooker Hall, Conversion of Listed Building to Form 16 Flats Together With the Erection of 12 Flats and 6 Cottage Flats and Associated Infrastructure.

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Rosewood Homes and Properties Ltd
- Location : Former Glengowan Primary School
Academy Street
Larkhall

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 the conditions attached).

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: Crawford Architectural
- ◆ Council Area/Ward: 20 Larkhall
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 4 – Development Management and Place Making
Policy 8 – Strategic and Town Centres
Policy 13 – Affordable Housing and Housing Choice
Policy 16 – Travel and Transport

Development management, placemaking and design supplementary guidance (2015)
DM1 - Design

Residential Design Guide (2011)

- ◆ Representation(s):
 - ▶ 18 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters
- ◆ Consultation(s):

Scottish Water

SP Energy Networks

Larkhall Community Council

Environmental Services

Community

Roads Development Management Team

Housing Services

Planning Application Report

1 Application Site

- 1.1 The application site relates to the former Glengowan Primary School, Annex and associated school grounds, in Academy Street Larkhall, together with the adjoining former snooker hall at 101 Union Street. The former school buildings are Grade C listed together with the surrounding boundary walls, gate piers and railings. The applicant has also lodged a Listed Building application (HM/17/0448) in respect of this proposal.
- 1.2 The site itself is located within Larkhall town centre and is bounded to the north and south by a mixture of residential and commercial properties and to the west by Union Street and to the east by Academy Street.

2 Proposal(s)

- 2.1 This is a detailed planning application by Rosewood Homes for the erection of 34 flatted dwellings and associated infrastructure. Clyde Valley Housing Association has confirmed that the accommodation will provide affordable housing units for social rent.
- 2.2 In relation to matters of detail, the main school building will provide 16 flats which will be centred around an open courtyard. The two remaining buildings, which include the annexe and snooker hall, will be demolished to allow for the construction of four blocks of flats. A three storey block of six two bedroomed flats will be constructed on the part of the site which is currently occupied by the former snooker hall. To the north of the main entranceway on Academy Street, a two storey block of two three bedroomed cottage flats will be constructed and to the south a two storey block of one bedroomed flats. On the part of the site which is currently occupied by the former school annex building, a three storey block of six two bedroomed flats will be constructed.
- 2.3 In addition, the proposal also includes the provision of landscaped areas, amenity space, car parking provision and alterations to the boundary wall and entranceway.
- 2.4 A supporting letter has been submitted from Clyde Valley Housing Association which confirms that the proposed dwellings will be managed by the Housing association and will be for rent to clients currently on the Council's waiting list.

3 Background

3.1 Local Plan Status

- 3.1.1 In terms of the Adopted South Lanarkshire Local Development Plan (2015) a number of Policies are relevant to the assessment of this application. These include Policy 4 – Development management and place making, Policy 8 – Strategic and town centres, Policy 13 – Affordable housing and housing choice and Policy 16 – Travel and Transport. In addition Policy DM1 – Design of the Development management, placemaking Supplementary Guidance is also relevant to the assessment of this application.
- 3.1.2 A full assessment of the proposal against these specific policies is contained in Section 6 of this report.

3.2 Relevant Government Advice/Policy

- 3.2.1 In terms of residential development, SPP requires Councils to maintain a five year supply of effective housing land. Planning Authorities are also required to promote the

efficient use of land by directing development towards sites within existing settlements, where possible, in order to make effective use of existing infrastructure and service capacity.

3.3 **Planning Background**

- 3.3.1 A Listed Building application has also been submitted to Committee in respect of this proposal (HM/17/0448).

4 **Consultation(s)**

- 4.1 **Roads and Transportation Services (Development Management)** – raised no objections to the proposal subject to conditions.

Response: Noted. Roads and Transportation Services have confirmed that the parking provision meets the levels set out in their guidelines for housing association developments.

- 4.2 **Scottish Water** - Have no objection to the proposed development. They have advised that the applicant should contact them directly in relation to matters relating to connections to the network to serve this development.

Response: Noted. The applicant has been advised of the above.

- 4.3 **Larkhall Community Council** – Have advised that over the past year they have carried out a community consultation exercise which has shown that the majority of the community feel very strongly that the site must be retained for community use. Larkhall does not have sufficient community facilities for the population as it is and with a plan to build nearly 3,000 more residential units in the area the situation will become critical very soon. This planning application is against the local plan in so far as the development of this site for housing along the main street of the town will impinge on the attractiveness of Larkhall to any new commercial businesses. In addition the development of this site for residential use would only exacerbate the parking problems on Union Street, which in turn would adversely affect businesses already there. Although the local plan allows some residential development within town centres this site is not necessary to meet any of Larkhall's residential targets. Sites already identified, excluding this site, number nearly 3,000 residential units.

Response: It is noted that a community consultation exercise has been carried out which has indicated that the community feel very strongly that the site must be retained for community use. As part of the planning process statutory neighbour notification was carried on in respect of this proposal and the proposal was also advertised in the local newspaper. Following this, 18 representations were received in respect of this proposal. The issues raised, along with the Council's response are summarised in section 5 of this report. The building is not currently used for any community use and is presently vacant and in a state of disrepair. It is considered that the development of a vacant building along the main street will improve the attractiveness of town centre and will enhance its vitality and viability. In terms of parking provision, the Roads and Transportation Development Management Team have raised no issues in this regard. It is considered that the provision of rented accommodation will meet a specific need within the wider housing market area.

- 4.4 **Environmental Services** – Have no objection to the proposal subject to the imposition of a condition relating to the submission of details relating to the storage and collection of refuse are submitted for the prior written approval of the Council as Planning Authority.

Response: Noted. It is considered that these matters can be addressed by use of a suitably worded condition.

- 4.5 **Community Services** - If any open spaces/play areas were to be progressed as part of the development it should be noted that the Council's Grounds Services would not adopt any of the areas for future maintenance and as such consideration of a factoring arrangement or similar would be required. The proposal is considered to be acceptable on the assumption the Council's Residential Design Guide is used throughout the application process.

Response: The above comments are noted.

- 4.6 **Housing Services** – Have no objection to the proposal.

Response: Noted.

- 4.7 **SP Energy** – have no objection to the proposal. They have however advised that they have apparatus in the area and reserve the right to protect and/or deviate cable/apparatus at the applicant's expense.

Response: Noted. The applicant has been advised of the above.

5 Representation(s)

- 5.1 Statutory neighbour notification was carried out in respect of this proposal. The proposal was also advertised in the local newspaper. Following this period of consultation 18 letters of representation were received. The grounds of these objections are summarised below:

(a) That the reduction in the height of the boundary wall which runs alongside the northern edge of the application site will have an adverse impact on the amenity and security of the adjoining properties.

Response: The applicant has advised that the wall will be reduced in height to 2.1 metres. It is not considered that this will raise any issues with regards to the amenity or the security of the adjoining properties. It is considered that this matter can be addressed by use of a suitably worded condition should consent be issued in this regard.

(b) It is unclear as to when the new wall be constructed. The demolition of the existing wall will leave the rear garden areas of the adjoining properties exposed and will raise security issues in this regard. In addition it is unclear as to the boundary treatment between the adjoining properties and the application site.

Response: The applicant has advised that he intends to retain the existing wall around the northern perimeter of the site but will reduce the height to 2.1 metres.

(c) The removal of the snooker hall will affect the adjoining properties security as there will not be any boundary in place after demolition. The adjoining properties will be at a higher security risk when the snooker hall is demolished if nothing is in its place.

Response: .The applicant has advised that the existing wall will be retained.

(d) Concerned that the demolition works to be carried as part of this proposal will disturb the local bird population.

Response: It is considered that the demolition of the buildings will not have a significant adverse effect on the bird population in the area. The applicant shall be advised of the regulations regarding breeding birds by use of a suitably worded informative to ensure they are protected.

(e) There could be potential serious structural issue arising from the demolition to both residential properties that sit close to the snooker hall.

Response: The applicant will require to comply with the appropriate building regulations which will ensure that any demolition works will have no adverse impact on the surrounding properties.

(f) The adjoining properties have outhouses potentially tied to the wall that is currently acting as the boundary - this is essentially the snooker hall itself. They are concerned that there is a serious risk of the outhouses moving when snooker hall is demolished. These outhouses need to be retained

Response: The applicant has advised that the outhouses will not be affected as the existing wall is to be retained and only reduced in height.

(g) No clear indication of timeframes with regards to when these works will be carried out. Will the developer require access to the adjoining properties garden ground to carry out these works.

Response: In relation to time frames, planning permission will last for only three years from the date of this decision notice, unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).) As regards any access requirements this is a legal matter between the parties concerned. The applicant has advised that all works will be contained within the application site

(h) An assessment requires to be carried out in order to ascertain if asbestos is present within the snooker hall in order to identify what safety measures should be put in place for its safe removal

Response: Where such materials exist, removal works and any statutory notifications should comply with current legislation and Health and Safety Executive guidance. The applicant will be advised of these details by use of a suitability worded informative should consent be issued in this regard.

(i) The snooker hall was infested with mice and rats when it was trading. How will this be addressed during and after demolition works have taken place?

Response: Adequate pest control measures will require to be put in place to ensure that any demolition works do not give rise to increased pest activities. A suitably worded informative will be attached to any consent issued.

(j) The proposed block of flats which runs alongside Academy Street will have an adverse impact on the adjoining properties in terms of amenity, loss of privacy and overlooking issues

Response: It is considered that the two blocks of flats on either side of the entrance way onto Academy Street are in keeping in terms of scale and massing with the surrounding streetscape and that no issues are raised in this regard.

(k) The new flats will be taller than the current snooker hall which will result in a loss of light to the adjoining properties. Currently there are no plans/drawings submitted to the SLC portal that show the six rear flats in situ, either from Union Street, Academy Street or from the side. This gives no understanding of how the flats height will look in respect of the adjoining properties. It is important to see the correct drawings of the plans with the six rear flats in situ.

Response: Since receipt of these comments the applicant has submitted revised drawings which show the streetscape from both Union Street and Academy Street. It is considered that in terms of scale and massing the proposed blocks are in keeping with the surrounding streetscape and that no issues are raised in this regard.

(l) When the development starts there will be a vast increase in trucks, lorries, cranes and other heavy plant machinery. This will result in major disruptions to the local road network and will create difficulties for residents accessing the

adjoining properties as well as those accessing the nursery and doctor's surgery.

Response: Roads and Transportation Services have been consulted in respect of this proposal and have raised no issues in this regard.

(m) There is likely to be increased noise and disruption in the area especially early morning, late evenings during the week and possibly weekends.

Response: With regards to any noise issues relating to construction works these should be in accordance with "Noise control on construction and open sites". The applicant shall be advised of these requirements by use of a suitably worded informative. In addition the applicant shall be advised that formal action may be taken should any nuisance occur as a result of these operations.

(n) Concerned that the proposed building work may have an adverse effect on the stability of the adjoining residential properties. When the original bike shed was demolished concern was given in terms of the effect on the stability of the adjoining properties.

Response: This is not a planning issue and is a matter for the parties concerned.

(o) Potential asbestos disturbance from the annex demolition, renovation, removal and potential airborne issues is a major concern. It is hoped that appropriate measures will be put in place so that any contamination is treated properly and in a safe manner.

Response: Should any asbestos be encountered, the material is required to be disposed of in accordance with statutory guidance. It is considered that the applicant can be advised of these details by use of a suitably worded condition should consent be issued in this regard. As regards any airborne particles it is considered that these matters can be addressed by use of a suitably worded condition.

(p) That any proposed street lighting associated with this development will have an adverse impact on the adjoining properties.

Response: Matters relating to the installation of any street lighting will be addressed by the Road Construction Consent.

(q) The proposal indicates that there are 38 car parking spaces proposed for 34 flats. That being the case there will be a considerable increase in additional traffic from this development which will cause serious traffic safety and congestion issues within the area particularly with regards to the main vehicle entrance on Academy Street.

Response: Roads and Transportation have been consulted in respect of these matters and have raised no issues in this regard.

(r) That the proposed development will place an additional strain on the existing infrastructure. Within the past decade there have been major drainage issues within Academy Street.

Response: Scottish Water has been consulted and has raised no objections in respect of this proposal.

(s) If the pedestrian gates to the front of the development on Union Street are left open there will be an increased security risk for the residents in the area as it could become a shortcut for strangers moving between Union Street and Station Road.

Response: The applicant has advised that the gates will not be locked as regards any potential security issues this is a police matter and not a planning issue.

(t) As mentioned in the previous point the residents are concerned that there could be increased traffic from non residents using the car park. Are there plans for security gates to be installed across the road so only residents can park there?

Response: No details have been submitted with regards to the installation of any security gates

(u) Insufficient car parking spaces will result in overspill onto Academy Street. To address the concern of residents, reserved car parking spaces should be introduced to the front of the properties at 33 and 35 Academy Street.

Response: This relates to an area of ground outwith the application site and is not a material consideration in respect of this planning application.

(v) Larkhall does not have sufficient community facilities for the population as it is and with a plan to build nearly 3,000 more residential units in the area the situation will become critical very soon.

Response: The building which is the subject of this application is currently vacant and is not used as a community facility.

(w) This planning application is against the local plan for Larkhall. The site constitutes a large proportion of the main street and the loss of this site to residential would impinge on the attractiveness of Larkhall to any new commercial businesses.

Response: Policy 8 of the South Lanarkshire Local Development Plan (Adopted 2015) states that the Council will allow a mixture of uses within town centres which support their role as commercial and community focal points. The policy goes on to state examples of such uses which includes residential development. This proposal will not only provide affordable housing which will meet the needs of the local community but will also bring back into a use an important building within the town centre which is currently lying empty. This will improve the vitality and viability of the town centre.

(x) To make this a residential site would exacerbate the parking problems in Union Street, which in turn, would adversely affect businesses already there.

Response: Roads and Transportation Services have been consulted in respect of this application and have raised no issues in this regard.

(y) Although the local plan allows for some residential development within town centres, this site is not necessary to meet any of Larkhall's residential targets as there are sites already identified excluding this site which number nearly 3,000 residential units.

Response: The site will meet a specific need by providing rented accommodation for the wider housing market area.

(z) Larkhall has lost so many beautiful buildings (the rest of the old academy) in particular. The loss of such buildings is detrimental to the area.

Response: The buildings are currently vacant and have been for some time. In addition they are in a poor state of repair with water ingress. While it is accepted that the annex building is to be demolished the original school building will be retained and refurbished which will ensure its long term future.

(aa) There is no ancillary proposal for increasing or upgrading the limited public amenities in the town. The amenities in Larkhall are woefully out of date as it is. The site could be used for a much better purpose, and provide a Community Centre for the town , while allowing for ample for users of the centre, and the main street.

Response: As regards possible alternative development opportunities relating to the application site this is not a material consideration in respect of this planning application. The current proposal is being assessed in respect of its compliance with the policies contained within the South Lanarkshire Local Development Plan (Adopted 2015) and its associated supplementary guidance.

5.2 These letters are available for inspection in the usual manner and on the Councils Planning Portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning consent for the conversion of the former Glengowan Primary School, which is a Grade C listed building, to form 16 flats together with the erection of a further 12 flats and 6 cottage flats and associated infrastructure. The proposal also includes the demolition of the former school annex and adjoining snooker hall. The applicant has provided supporting information which states that the development will provide “affordable housing” to be built on behalf of the Clyde Valley Housing Association. The determining issues in consideration of this application are its compliance with national and local plan policy and its impact on the amenity of adjacent properties.
- 6.2 In terms of national planning policy relative to residential development, SPP requires Councils to maintain a five year supply of effective housing land. Planning Authorities are also required to promote the efficient use of land by directing development towards sites within existing settlements, where possible, in order to make effective use of existing infrastructure and service capacity. In this instance, the application site is located within Larkhall Town Centre in the adopted Local Plan. The site would be easily accessible by public transport and is within close proximity to Larkhall train station. It is, therefore, considered that the proposal is in accordance with national planning policy.
- 6.3 In terms of local plan policy the relevant policies for the assessment of this application include Policy 4 – Development management and placemaking, Policy 8 - Strategic and town centres and Policy 13 affordable housing and housing choice. In addition Policy DM1 – Design of the Development Management, Placemaking and Design is also relevant to the assessment of this application.
- 6.4 With regard to the detailed design of the development, Policy 4 requires development to have due regard to the layout, form, design and local context of the area and to promote quality and sustainability in its design. In this instance the applicant has submitted a Design Statement in support of this application which details the design process that was carried out in order to arrive at a proposal which fits within the site itself and its surroundings. The overall scale and mixture of heights of the new build element is in keeping with the surrounding properties. In addition, it is considered that there is sufficient amenity greenspace within the development to meet the need of the residents. In terms of car parking provision it is considered that there is sufficient car parking provision in relation to a town centre location. It is therefore considered that the proposal is acceptable in terms of this policy. In addition the proposal is in accordance with the principles contained within the Council’s Residential Design Guide.
- 6.5. Policy 8 states that the Council will allow a mixture of uses within town centres which support their role as commercial and community focal points. The policy goes on to state examples of such uses which includes residential development. This proposal will not only provide affordable housing which will meet the needs of the local community but will also bring back into a use an important building within the town

centre which is currently lying empty. It is therefore considered that this proposal will support the vitality and viability of the centre by bringing people into the area as well as bringing an important building back into use. On this basis, it is considered that the proposal raises no issues in respect of this policy.

- 6.6 With regards to Policy 13- Affordable Housing and Housing Choice, the provision of affordable housing is in support of this policy.
- 6.7 Policy 16 - Travel and Transport seeks to ensure that development considers, and where appropriate, mitigates the resulting impacts of traffic growth and encourages sustainable transport options that take account of the need to provide proper provision for walking, cycling and public transport. In this regard, the site is accessible by public transport and the development would be well integrated into existing walking and cycling networks. Furthermore, Roads and Transportation Services are satisfied that the proposal raises no access, parking or road safety issues. It is, therefore, considered that the proposal complies with Policy 16.
- 6.8 In terms of Policy DM1 it is recognised that good quality design is an essential element in establishing successful places. This proposal utilises the existing Grade C listed building converting it into flatted accommodation which is centred around a courtyard area. The conversion will ensure the long term future of the building which is an important and attractive feature within the town centre streetscape. The new build element will use reconstituted stonework on the external walls of the building which will be of a similar appearance to the main building. Overall it is considered that the proposal will make a positive contribution to the sense of place and is in accordance with this policy. I therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on residential or visual amenity and complies with Policies 4, 8, 13 and 16 of the adopted South Lanarkshire Local Development Plan and Policy DM1 of the Development Management, Place Making and Design Supplementary Guidance.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

5 February 2018

Previous References

- ◆ HM/17/0448

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Neighbour notification letter dated 02.10.2017
- ▶ Press Advert, Hamilton Advertiser, 12,10,2017
- ▶ Design Statement,
- ▶ Consultations

Scottish Water	12/10/2017
Environmental Services	16/01/2018
Larkhall Community Council	14/11/2017
SP Energy Networks	19/10/2017
Roads Development Management Team	
Housing Services	

► Representations

- Representation from : Sandy Clark, , DATED 13/11/2017
- Representation from : Dr Gemma Mitchell, , DATED 13/11/2017
- Representation from : Stuart Pollock, 18 Marshall St
Larkhall
ML9 2HD
, DATED 14/11/2017
- Representation from : Jim Campbell, , DATED 14/11/2017
- Representation from : Sheena Campbell, , DATED 14/11/2017
- Representation from : Fraser Lenson-Wade & Residents of Academy Street, ,
DATED 13/10/2017
- Representation from : Gillian Weir, , DATED 14/11/2017
- Representation from : Lynne Weir, ., DATED 14/11/2017
- Representation from : Louise Weir, , DATED 14/11/2017
- Representation from : Beth Clark, , DATED 14/11/2017
- Representation from : Miss Yvonne Scott, , DATED 14/11/2017
- Representation from : Mrs Alexis Scott, , DATED 14/11/2017
- Representation from : Elizabeth Smith, , DATED 14/11/2017
- Representation from : Thomas McPhee, , DATED 13/11/2017
- Representation from : Connie Hendry McPhee, , DATED 13/11/2017
- Representation from : Tracey Campbell-Hynd, , DATED 13/11/2017
- Representation from : A Clark, , DATED 14/11/2017
- Representation from : E Clark, , DATED 14/11/2017

Contact for Further Information

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

Mary McGonigle, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB

Ext 5103 (Tel: 01698 455103)

E-mail: mary.mcgonigle@southlanarkshire.gov.uk

CONDITIONS

- 1 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.
- 2 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.
- 3 That before any of the flatted dwellings 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 2 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 4 That none of the flatted dwellings shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.
- 5 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 shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.
- 6 That before the development hereby approved is completed or brought into use, the entire access road and footpath network serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 7 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 and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 8 The surface of the access road and all parking areas shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 9 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
- 10 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.

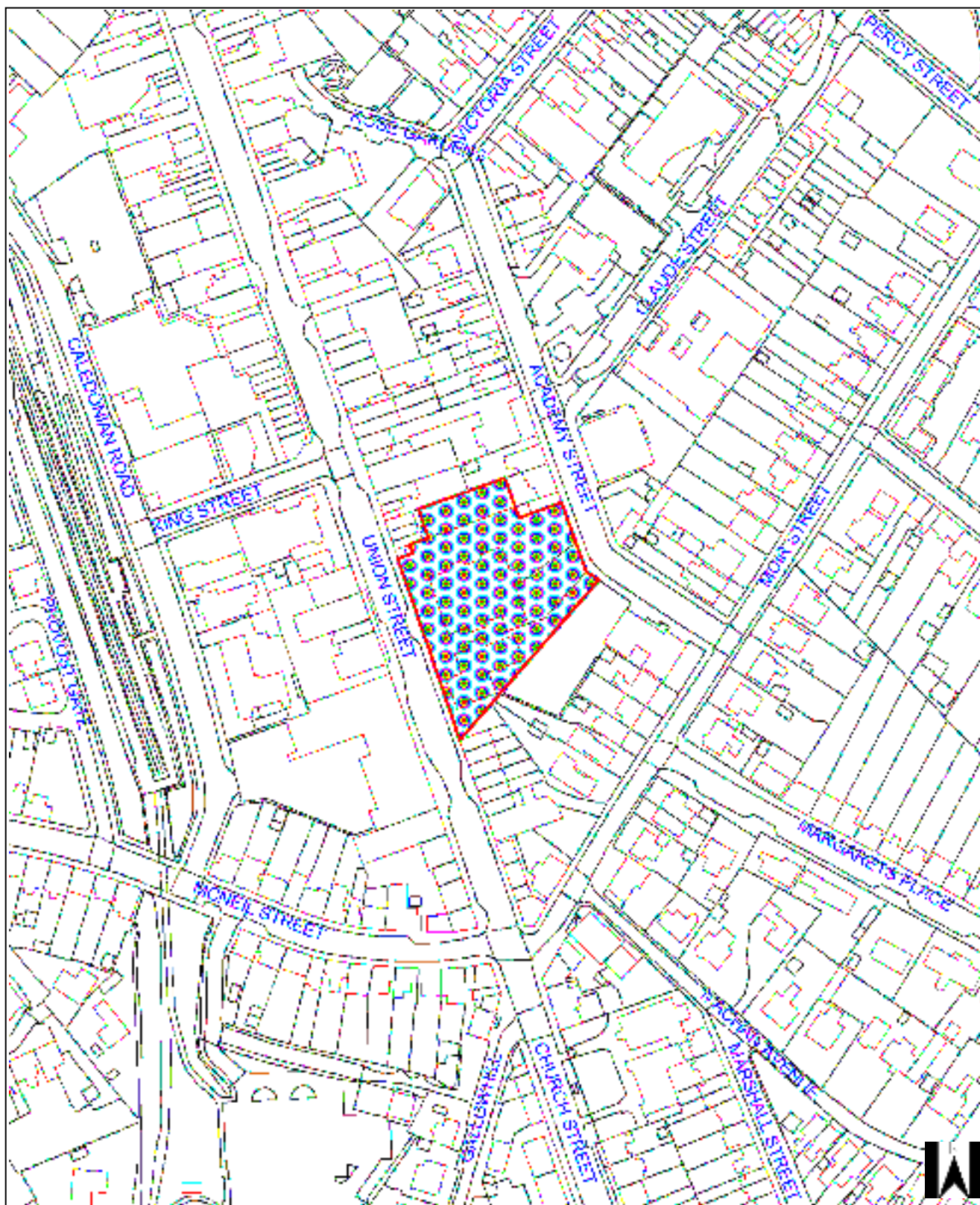
- 11 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any such order revoking or re-enacting that order), no gates, fences, walls or other means of enclosure shall be erected between the front of the flatted dwellings and the adjoining road.
- 12 That before any of the flatted dwellings hereby approved are occupied, details of the storage and collection of refuse within the development shall be submitted to and approved by the Council as Planning Authority. Thereafter, prior to the occupation of any dwelling, the approved scheme shall be implemented and thereafter maintained to the satisfaction of the Council as Planning Authority.
- 13 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.
- 14 That wheel washing facilities or a cattle grid shall be installed at the entrance/exit to the site, in order that all vehicles leaving the site are kept clear and free of debris. The applicant or subsequent operator(s) shall at all times be responsible for the removal of mud or other materials deposited on the public highway by vehicles entering or leaving the site.
- 15 That no development shall commence until full details of construction staff parking have been submitted to and approved by the Council as Planning Authority. Thereafter, the approved parking shall be maintained to the Council's satisfaction throughout the construction period of the development

REASONS

- 1.1 In the interests of amenity and in order to retain effective planning control.
- 2.1 These details have not been submitted or approved.
- 3.1 In order to retain effective planning control
- 4.1 To ensure the provision of a satisfactory sewerage system
- 5.1 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
- 6.1 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 7.1 To ensure the provision of adequate parking facilities within the site.
- 8.1 In the interest of public safety

- 9.1 In the interests of the visual amenity of the area.
- 10.1 In the interests of amenity.
- 11.1 In the interests of amenity and in order to retain effective planning control.
- 12.1 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.
- 13.1 To minimise the risk of nuisance from dust to nearby occupants.
- 14.1 In the interests of traffic and public safety.
- 15.1 These details have not been submitted or approved.

For information only



For information only