

Report

Report to:	Planning Committee
Date of Meeting:	19 December 2017
Report by:	Executive Director (Community and Enterprise Resources)

Application No	HM/17/0392
Planning Proposal:	Erection of 14 Flatted Dwellings With Associated Roads and Infrastructure

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Clyde Valley Housing Association and Wilson Developments (Scotland) Ltd
- Location : Stonefield Road, Blantyre, G72 9SA

2 Recommendation(s)

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

- (1) Grant Detailed Permission – Subject to Conditions (based on the conditions attached).

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: Crawford Architectural
- ◆ Council Area/Ward: 15 Blantyre
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 4 - Development Management and Place Making
Policy 12 - Housing Land
Policy 16 - Travel and Transport
Policy 17 - Water Environment and Flooding

Development Management, Place Making and Design Supplementary Guidance (2015)

Residential Design Guide (2011)

- ◆ Representation(s):



▶	0	Support Letters
▶	0	Comments Letters

◆ Consultation(s):

Roads & Transportation Services (Flood Risk Management Section)

Scottish Water

Environmental Services

Community Services

Roads Development Management Team

Housing Services

Planning Application Report

1 Application Site

- 1.1 The application relates to an area of previously developed land located off Stonefield Road to the south west of Blantyre town centre. The site was formerly utilised as a gas works and a bus depot and has been vacant for a number of years. The site is irregular in shape, mainly flat and extends to approximately 0.54 hectares. The site is currently fenced off with ongoing construction works relating to a recent planning permission granted to Clyde Valley Housing Association and Wilson Developments (Scotland) Ltd for the erection of 18 flatted dwellings (HM/16/0144). The site is essentially bounded on all sides by residential development. Access to the site is via Stonefield Road.

2 Proposal(s)

- 2.1 This is a detailed planning application by Clyde Valley Housing Association and Wilson Developments (Scotland) Ltd for the erection of fourteen flatted dwellings with associated roads and infrastructure. Detailed planning permission was previously granted to the applicants on 21 June 2016 for the erection of eighteen flatted dwellings with associated car parking and landscaping on the north-eastern area of the site under planning application HM/16/0144. Minor amendments have been made to the layout of the previously approved proposal and it has been incorporated into this larger development which would result in a total of thirty dwellings within the overall site.
- 2.2 The fourteen dwellings would be two storeys in height and would be incorporated within four separate blocks. The proposed finish materials for the flats are brick walls, concrete roof tiles and UPVC windows and doors similar to those previously approved. Twelve of the dwellings would access the site from the previously approved access road off Stonefield Road and two dwellings would be accessed via driveways located directly off Stonefield Road. Car parking within the development would be located to the front of the buildings and within a parking court.
- 2.3 A supporting letter has been submitted from Clyde Valley Housing Association which confirms that the proposed dwellings are for social rent and that they will remain in the ownership of the Housing Association in perpetuity.

3 Background

3.1 Local Plan Policy

- 3.1.1 In terms of local plan policy, the application site is designated for residential use in the adopted South Lanarkshire Local Development Plan where it is identified as part of the 2014 Housing Land Supply. The relevant policies for the assessment of the application are Policy 4 - Development Management and Place Making, Policy 12 - Housing Land, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding. An assessment of the proposal against the above 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 Detailed planning permission was granted to Clyde Valley Housing Association and Wilson Developments (Scotland) Ltd on 21 June 2016 for the erection of 18 flatted dwellings with associated car parking and landscaping (HM/16/0144) within the north-eastern area of the application site.
- 3.3.2 Detailed planning permission was granted to MTS Residential (Scotland) Ltd on 7 July 2010 for an amendment to HM/02/0099 altering house types at plots 1, 2 and 3 and minor alterations to the site layout including changes to the car parking (HM/07/0727).
- 3.3.3 Detailed planning permission was granted to WKG Developments Ltd on 28 August 2002 for the erection of 11 dwellinghouses on the site (HM/02/0099).

4 **Consultation(s)**

- 4.1 **Environmental Services** – have no objections to the application subject to conditions requiring the submission of a contaminated land site investigation, and subsequent remediation of the site, details for the control and mitigation of dust and details for the storage and collection of refuse within the site. Informatives relating to noise levels, demolition and pest control should also be attached to any consent granted.
Response:- Noted. Any consent granted would incorporate appropriately worded conditions and informatives to address the matters raised.
- 4.2 **Roads Development Management** – have no objections to the application subject to conditions requiring the provision of adequate visibility splays and sustainable urban drainage (SUDS) within the site. Changes should be made to the design of the proposed access and car parking to comply with the Council's guidance.
Response:- Noted. The requested changes have been made to the layout submitted to the Council's satisfaction and any consent granted would incorporate appropriately worded conditions to ensure the provision of adequate visibility splays and surface water drainage.
- 4.3 **Roads and Transportation Services (Flood Risk Management)** - have no objections to the proposal subject to the Council's Sustainable Urban Drainage Systems (SUDS) design criteria being satisfied.
Response: Noted. Any consent granted would incorporate an appropriately worded condition to address the above matter.
- 4.4 **Scottish Water** – have no objections to the application.
Response:- Noted.
- 4.5 **Housing Services** – no response to date.
Response: - Noted.
- 4.6 **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.

5 **Representation(s)**

- 5.1 Statutory neighbour notification procedures were undertaken and seven letters of representation have been received in relation to the application. The grounds of objection are summarised below:

(a) The closeness of the blocks to existing properties will result in overlooking and loss of privacy particularly to those at 34A, 34B and 34C Winton Crescent. Even the ground floor will be above us and will be able to look straight into our houses. The windows of the flats will be looking down into our bedrooms, living rooms and the full garden. Surely this can't be seen as reasonable.

Response: The above comments relate to one of three blocks of flatted dwellings which were previously approved under planning permission HM/16/0144. Whilst the approved two storey dwellings sit higher than the existing properties to the rear of the site the distance between the approved dwellings located closest to the above properties is approximately 25 metres which exceeds the minimum distance required between directly facing habitable windows. On this basis it is considered that the proposal will have no significant adverse impact on that property in terms of overlooking and loss of privacy.

(b) Why was the ground cleared, prepared and foundations laid prior to residents being notified of the changes.

Response: The works which are currently taking place on site relate only to planning application HM/16/0144 for the erection of 18 flatted dwellings with associated car parking and landscaping which was granted planning permission on 21 June 2016.

(c) These flats will tower above our houses and result in a loss of sunlight to the existing properties at 34A and 34B Winton Crescent. With 2 blocks right at the back of our houses our light will be gone and the houses and gardens will be in the shadow pretty much the full day.

Response: Again, the above comments relate to the flatted dwellings previously approved under planning permission HM/16/0144. Given the distance between the existing and proposed dwellings and the orientation of the buildings it is considered that the development will have no significant adverse impact on adjacent properties in terms of loss of light and overshadowing.

(d) Our gardens already lie on an upward slope. We've had no information as to how the development will look when finished so we have no idea what will be directly behind our fence. A wall to hold back the soil or another fence? Will there be drainage close to our boundary to save water running down through the gardens?

Response: The owner of the above property was advised that all plans and supporting information is available to view on the Council's website. The applicant has agreed to install a field drain along the boundary with the existing properties on Tennyson Gardens, Winton Crescent and Kinnoul Place. This matter is currently being addressed by the applicant in order to discharge the terms of Condition 18 of planning permission HM/16/0144 in relation to land drainage. The same condition would be attached to any consent granted for this current planning application.

(e) My biggest concern is with a mast being erected so close to my property, I strongly object to this being built. I cannot see any information on the mast on the online plans, only on the notification letter posted to me. What type of mast is it? Can it be harmful and a health risk?

Response: No mast has been proposed as part of the current or previous planning application. The reference to a mast on the plan which accompanied the Council's neighbour notification letter is purely a historic reference included on the Ordnance Survey maps that are used for neighbour notification purposes.

(f) There appears to be a height difference of around 1.5 metres between the ground level of the new development and existing properties, including that at 24 Kinnoull Place. There are concerns that there may be an ingress of water from the new development to the existing properties if the drainage in the new development is inadequate.

Response: Again, the applicant has agreed to install a field drain along the boundary with the existing properties on Tennyson Gardens, Winton Crescent and Kinnoull Place. This matter is currently being addressed by the applicant in order to discharge the terms of Condition 18 of planning permission HM/16/0144 in relation to land drainage. The same condition would be attached to any consent granted for this current planning application.

(g) The existing tenants have a concern as to the height of the proposed boundary and the type of boundary due the ground level difference between the new development and the existing properties.

Response: Whilst the ground levels of the application site are higher than the those of the existing adjacent properties it is considered that the overall height difference will not have a significant adverse impact on the amenity of the existing residents. The applicants have stated that a 1.8m high will be provided at this location.

(h) During the early stages of construction there has been extensive piling work which has been felt by the residents and concerns were also raised by residents across the opposite side of Kinnoull Place. The concern the residents are expressing is the possibility of future property damage due to any underlying fault caused by the piling vibrations, this damage could be dormant and not show up until a later date. This concern is borne out of the fact that the estate and surrounding estates are built on top of mine workings.

Response: The application site is not located within a Coal Authority high risk area and does not have any mine entries listed in The Coal Authority's records. Whilst excessive vibration is a matter that can be investigated by the Council's Environmental Services in terms of safeguarding the amenity of the area any damage to existing properties as a result of the construction works on site would be a legal matter which requires to be resolved between the parties concerned. The applicant is aware of these concerns.

(i) Concerns regarding privacy and the height difference between the new development and existing properties. The new development will be looking into the back garden, kitchen and bedrooms of the existing property at 24 Kinnoull Place.

Response: The distance between the approved dwelling located closest to the above property is approximately 17 metres. The windows proposed for the side elevation of the dwelling facing 24 Kinnoull Place relate to hall and bathroom windows and incorporate obscure glazing and a condition would be included in any consent granted ensuring the use of the obscure glazing. A standard 1.8 metre high timber fence is proposed along the boundary of the two properties. On this basis it is considered that the proposal will have no significant adverse impact on that property in terms of overlooking and loss of privacy.

(j) It should be noted that at the proposed rear garden of block 5 there is Japanese Knotweed growing uncontrolled and I have an annual battle to keep this from entering my boundary.

Response: Whilst it was not apparent that there was any Japanese Knotweed on the site during the site inspection undertaken a condition would be attached to any consent granted requiring the submission of an eradication plan for the removal of any Japanese Knotweed uncovered on site.

(k) The layout and density has changed to the detriment of the residents.

Response: The layout and density of the development is considered to be acceptable and not out of keeping with development in the surrounding area.

(l) Given the history of the sub terrain at this location, I am led to believe the actual site was where the mine head and shaft were located, the obvious and visible subsidence on dwellings immediately facing Stonefield Road at this location suggests there is a danger of further damage occurring to existing properties from the piling vibrations at multiple parts of this site.

Response: The application site is not located within a Coal Authority high risk area and does not have any mine entries listed in The Coal Authority's records. Notwithstanding this, any damage caused to existing properties would be a legal matter that would have to be resolved by the parties concerned.

(m) I am more than a little concerned that my property was omitted from the original neighbour notification notice list, had I not been added to the revised application I would not have been aware of the substantial change to the original consent for this part of the site, a failure of the architect I assume, hopefully the only one to be made on this project.

Response: The above property did not require to be neighbour notified under the original planning application as the property is located more than 20 metres away from the application site boundary which is the distance for neighbour notification purposes.

(n) When was the decision reached to raise the ground levels on the site to a much higher level than shown thus causing privacy problems to residents.

Response: The ground levels on site are consistent with the information shown on the plans submitted with and subsequently approved under planning application HM/16/0144.

(o) Why was the requisite 65 metre boundary distance suddenly changed to 18 to 20 metres.

Response: The Council's Residential Design Guide requires a minimum distance of 20 metres between windows of directly facing habitable rooms. There has never been a requirement to provide a distance of 65 metres.

(p) The proposed dwelling and car parking on Plot 7 will overdominate and overshadow the existing house at 73 Stonefield Road and will look out of place with the existing house in terms of its design and materials.

Response: Whilst the existing property at 73 Stonefield Road is a traditional sandstone dwelling it is considered that the proposed dwellings will not be out of keeping with dwellings in the surrounding area in terms of their design and finish materials or overdominant in terms of their scale and design. With regard to overshadowing, the dwelling on Plot 7 would be positioned to the north of 73 Stonefield Road, therefore, there would be no adverse impact on the existing property in terms of overshadowing.

(q) The vehicles parked on the parking bays on Plot 7 could block visibility from adjacent driveways and impact on road safety due to their location almost directly adjacent to Stonefield Road and the absence of turning facilities.

Response: Roads and Transportation Services are satisfied that the proposal raises no access, parking or road safety issues.

(r) I will not be able to maintain the outer face of my existing boundary wall without accessing the land associated with Plot 7.

Response: In planning terms, the applicant is entitled to develop up to the legal boundary. Obtaining access for the maintenance of the wall is a legal matter that would require to be resolved by the parties concerned.

(s) Given the close proximity involved noise and fumes from the proposed parking areas and refuse bins will have an adverse impact on the amenity of the existing property at 73 Stonefield Road.

Response: No adverse comments were raised by Environmental Services in this regard. However, the parking area would be located approximately 8.5 metres from the existing property when measured at its closest point and the refuse bins would be located approximately 7 metres away. It is considered that these distances are acceptable and that the proposed parking and refuse areas should not adversely affect the amenity of the adjacent property to a significant degree.

- 5.2 These letters are available for inspection in the usual manner and on the Council's Planning Portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for the erection of 14 flatted dwellings with associated roads and infrastructure. As discussed, detailed planning permission was previously granted to the applicants in 2016 for the erection of 18 flatted dwellings with associated car parking and landscaping on the north-eastern area of the site under planning application HM/16/0144. Minor amendments have been made to the layout of the previously approved proposal and it has been incorporated into this larger development which would result in a total of thirty dwellings within the overall site. A supporting letter has been submitted from Clyde Valley Housing Association which confirms that the proposed dwellings are for social rent and that they will remain in the ownership of the Housing Association in perpetuity. 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 and on the local road network.
- 6.2 In terms of national planning policy, 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 involves the re-use of a previously developed site for housing. The site has been lying vacant and in an untidy condition for some time and it is considered that its redevelopment would have a positive impact on the built and natural environment. Furthermore, the site would be easily accessible by public transport and well integrated into existing walking and cycling networks. It is, therefore, considered that the proposal is in accordance with national planning policy.
- 6.3 In terms of local plan policy, the application site is designated for residential use in the adopted South Lanarkshire Local Development Plan where it is identified as part of the 2014 Housing Land Supply. The relevant policies for the assessment of the application are Policy 4 - Development Management and Place Making, Policy 12 - Housing Land, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding.
- 6.4 As the application site is designated for residential use under the terms of Policy 12 the proposal raises no policy issues and therefore conforms with this policy. In terms of the detailed design of the development, Policy 4 requires new 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. It is considered that the proposed layout for the development is acceptable and that it meets the main standards set out in the Council's Residential Design Guide particularly in relation to window to window distances, garden depths and car parking. It is considered that the development is of a high quality design incorporating a suitably high standard of finish materials and that it will be in keeping with the existing residential development in the surrounding area. The proposal represents a sensitive re-use of a previously developed site and it is considered that the re-development of this vacant and untidy site would improve the visual and environmental quality of the area.

- 6.5 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.
- 6.6 The proposal has been assessed by the relevant consultees in terms of Policy 17. With regard to flooding and surface water drainage no adverse comments were raised by Roads and Transportation subject to the inclusion of a condition requiring the provision of a sustainable urban drainage system (SUDS) within the site. Scottish Water have also confirmed that they have no objections to the application and any consent granted would include a condition to ensure that no dwellings are occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards. It is, therefore, considered that the proposal is in accordance with the terms of Policy 17.
- 6.7 In summary, it is considered that the application conforms with both national and local plan policy and that the proposal raises no significant environmental or infrastructure issues. I would, therefore, raise no objection to the application and recommend that planning permission be granted subject to the conditions listed.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on residential or visual amenity nor raises any environmental or infrastructure issues and complies with Policies 4, 12, 16 and 17 of the adopted South Lanarkshire Local Development Plan and the supplementary guidance of the Development Management, Place Making and Design Supplementary Guidance relating to 'Design.'

Michael McGlynn
Executive Director (Community and Enterprise Resources)

11 December 2017

Previous References

HM/16/0144
HM/07/0727
HM/02/0099

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (Adopted 2015)
- ▶ Development Management, Place Making and Design Supplementary Guidance
- ▶ Residential Design Guide (2011)
- ▶ Neighbour notification letters dated 14.08.2017 and 12 October 2017

- ▶ Consultations
 - Environmental Services 29/08/2017
 - Roads Development Management Team 12/10/2017
 - Community Services 26/09/2017
 - Scottish Water 01/09/2017
 - Roads & Transportation Services (Flood Risk Management) 30/11/2017

- ▶ Representations
 - Representation from : Mrs Mary Gibson, 34C Winton Crescent
Blantyre
G72 0BJ, DATED 07/09/2017
 - Representation from : Adrian Russo, 73 Stonefield Road
Blantyre
G72 9SA, DATED 08/09/2017
 - Representation from : Alec White., DATED 31/08/2017
 - Representation from : Debbie Corrigan, 34B Winton Crescent
Blantyre
G72 0BH, DATED 23/08/2017
 - Representation from : Douglas Scholes, 77 Stonefield Road
Blantyre
G72 9SA, DATED 23/10/2017
 - Representation from : Colin Jamieson , 34a Winton Crescent
Blantyre
Glasgow
G72 0BH, DATED 26/08/2017 11:02:23
 - Representation from : Adrian Russo, 73 Stonefield Road
Blantyre
G72 9SA, DATED 25/10/2017

Contact for Further Information

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

Jim Blake, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Ext 3657 (Tel : 01698 453657)

E-mail: jim.blake@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 dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 2 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 4 That no dwellinghouse 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 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; (g) an eradication plan for any Japanese Knotweed located within the site; and no work shall be undertaken on the site until approval has been given to these details.

- 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 before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 90 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 12 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.
- 13 (a) A comprehensive site investigation, carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:
 - (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
 - (ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;
 - (iii) BS 10175:2001 - British Standards Institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.(b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.

(c) If the risk assessment identifies any unacceptable risks, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.
- 14 (a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.

(b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.

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

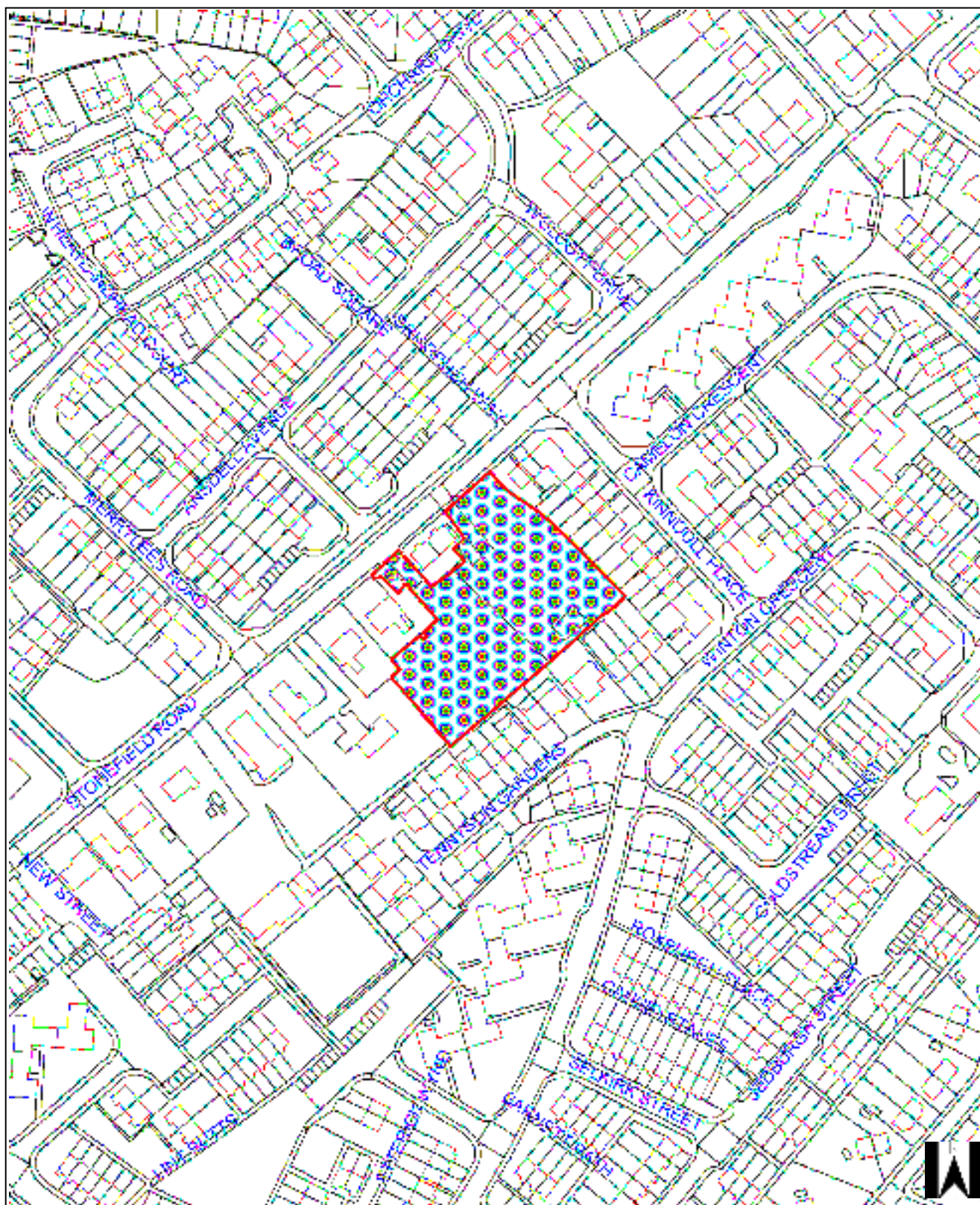
- 15 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any such order revoking or re-enacting that order), no gates, fences, walls or other means of enclosure shall be erected between the front of the dwellinghouse and the adjoining road.
- 16 That before any of the dwellinghouses 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.
- 17 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.
- 18 That the windows on the side elevations of the dwellings hereby approved shall be glazed in obscure glass and thereafter shall be maintained as such to the satisfaction of the Council as Planning Authority.
- 19 Prior to any 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.

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 adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

- 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 interest of road safety
- 12.1 In the interest of traffic and public safety.
- 13.1 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 14.1 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 15.1 In the interests of amenity and in order to retain effective planning control.
- 16.1 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.
- 17.1 To ensure the provision of a satisfactory land drainage system.
- 18.1 In the interests of amenity.
- 19.1 To safeguard the amenity of the area.

For information only



For information only