

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>4 December 2018</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	CL/17/0233
Planning proposal:	Residential development (planning permission in principle)

## 1 Summary application information

Application type:	Permission in principle
Applicant:	Patersons Of Greenoakhill Ltd
Location:	Milton Ground Lesmahagow

## 2 Recommendation(s)

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

- (1) Grant planning permission in principle (subject to conditions) based on conditions attached

### 2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) Planning permission in principle should not be issued until an appropriate obligation under Section 75 of the Planning Act, and/or other appropriate agreement, has been concluded between the Council, the applicants and the site owner(s). This planning obligation should ensure that appropriate financial contributions are made at appropriate times during the development towards the following:
  - the provision of affordable housing.
  - educational facilities
  - recreation and leisure facilities

In accordance with agreed procedure, should there be no significant progress, on behalf of the applicant, towards the conclusion of the Planning Obligation within 6 months of the date of the Committee, the proposed development may be refused on the basis that, without the planning control/developer contribution which would be secured by the Planning Obligation, the proposed development would be unacceptable.

If, however, this matter is being progressed satisfactorily the applicant will be offered the opportunity to enter into a Processing Agreement, if this is not

already in place. This will set an alternative agreed timescale for the conclusion of the Planning Obligation.

All reasonable legal costs incurred by the Council in association with the above Section 75 Obligation shall be borne by the applicant.

### 3 Other information

- ◆ Applicant's Agent: DTA Chartered Architects
- ◆ Council Area/Ward: 04 Clydesdale South
- ◆ Policy Reference(s): South Lanarkshire Local Development Plan:
  - Policy 6 General urban area/settlements
  - Policy 2 Climate change
  - Policy 4 Development management and placemaking
  - Policy 13 Affordable Housing and Housing Choice
  - Policy 17 Water Environment and Flooding

Proposed SLLDP2:

- Policy 2 Climate change
- Policy 3 General Urban Areas
- Policy 12 Affordable Housing
- Policy 16 Water Environment and Flooding
- Policy DM21 Legal Agreements

#### ◆ Representation(s):

▶	7	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

#### ◆ Consultation(s):

Roads Development Management Team

SEPA West Region

Education Resources

Environmental Services

RT Flood Risk Management Section

Scottish Natural Heritage

West Of Scotland Archaeology Service

Scottish Water

# **Planning Application Report**

## **1 Application Site**

- 1.1 The application site extends to 2.07 hectares in a rectangular shape along the western edge of Lesmahagow. The site is located on ground which sits above the existing houses on Strathaven Road, and the site slopes downwards from west to east. The site is bound to the west and south by open grassland, and to the north by a cemetery. Located to the south-east corner is Milton Primary School and its associated outdoor space. Along the eastern boundary there are modern dwellings ranging from single storey to two storey in height. There is a haulage yard and Lesmahagow High School located to the south east of the site on the opposite side of Strathaven Road.
- 1.2 It should be noted that, during the course of the application, the applicant reduced the size of the site from 4.01 hectares to 2.07 hectares.

## **2 Proposal(s)**

- 2.1 The applicant has submitted an application for planning permission in principle to develop the land for residential development. Whilst the initial submission included an indicative layout, the applicant has not submitted an amended indicative layout to take into account the smaller application site. The detail of the scheme, including density and layout, will be assessed through the submission of a further application.
- 2.2 The singular vehicular access into the site is proposed to be taken from Strathaven Road. This would involve the demolition of an existing dwellinghouse at 15 Strathaven Road to allow the formation of the access. Again, the details of demolition will be considered through the submission of a further application.
- 2.3 The applicant has highlighted an area along the northern boundary of the site for soft landscaping and a play park. The details of these features will be carefully assessed through the submission of a further application.
- 2.4 As supporting documents, the applicant has submitted a pre-application consultation report, Transport Assessment and Flood Risk Assessment.

## **3 Background**

### **3.1 Local Plan Status**

- 3.1.1 The adopted South Lanarkshire Local Development Plan (SLLDP) identifies the site as being located within the settlement boundary of Lesmahagow where Policy 6 - General urban area/settlements applies.
- 3.1.2 Other relevant policies in the assessment of this application are: Policy 2 - Climate Change and Policy 4 - Development Management and Placemaking, Policy 17 – Water Environment and Flooding, together with Supplementary Guidance on Sustainable Development and Climate Change and Development Management, Placemaking and Design. The content of the above policies and how they relate to the proposal is addressed in detail in Section 6 of this report.
- 3.1.3 The development meets the criteria where financial contributions towards education provision, affordable housing and recreational facilities are considered necessary. The scale of development also requires an on-site play park. The proposal will be assessed against Policy 5 - Community Infrastructure Assessment and Policy 13 –

Affordable Housing and Housing Choice and the Council's Community Infrastructure Assessment supplementary guidance in this respect.

- 3.1.4 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, Policies 2, 3, 12, 16 and DM21 are relevant.

### 3.2 **Relevant Government Advice/Policy**

- 3.2.1 SPP advises that the planning system should identify a generous supply of land to support the achievement of housing land requirements and maintaining at least a 5 year supply of land at all times. It should also enable the development of well designed, energy efficient, good quality housing in sustainable locations and focus on the delivery of allocated sites. Planning should take every opportunity to create high quality places and direct development to the right places, whilst taking cognisance of the natural and built environment.

### 3.3 **Planning Background**

- 3.3.1 The application site is in excess of 2.0 hectares and, therefore, classified as a major development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. The applicant submitted a Proposal of Application Notice (PAN) (CL/16/X0172/New) to the Council as Planning Authority for consideration and approval. The applicant subsequently carried out the agreed Pre-application Consultation (PAC) for residential development at Milton Ground, Lesmahagow prior to the submission of the application. One public event at Lesmahagow Library on 24 May 2016 was held, and the event was advertised in the Carlisle and Lanark Gazette on 11 May 2016. As a requirement of this application, the applicant has submitted a Pre-application Consultation Report.
- 3.3.2 Through the assessment of the application, the applicant has reduced the application site area from 4.1 hectares to 2.07 hectares. The applicant has reduced the site boundary following the submission of a flood risk assessment which demonstrated that an area of land to the north of the site should not be made available for built development due to the impact on an existing flood plain.

## 4 **Consultation(s)**

- 4.1 **Roads and Transportation Services (Development Management Team)** – do not object to this application and are satisfied with the proposed vehicular access point into the application site from Strathaven Road. A Transport Assessment has been submitted by the applicant which concludes that the site is in a good location for walking, cycling and public transport. There are no road improvements required as part of this development. The applicant's consultant has reviewed the effect of on street parking along Strathaven Road on either side of the proposed site access and confirmed that the volume of traffic generated by the site can be accommodated on the network.

**Response:** It is noted that no concerns are raised with regard to public or road safety, and no road improvements are required along Strathaven Road.

- 4.2 **Scottish Water** – do not object to this application, and advise the developer to contact Scottish Water to discuss a connection to the public infrastructure.

**Response:** Noted.

- 4.3 **Environmental Services** – have no objection to the proposal. It is recommended that an air quality impact assessment is carried out to consider the impact of increased traffic generation on existing neighbouring residents.  
**Response:** Noted. Should consent be granted, then conditions will be attached to address the above requirement. It is not considered that a dust mitigation is necessary as any issues arising due to dust can be suitably addressed through powers under Environmental Services.
- 4.4 **Education Resources - School Modernisation Team** – no objections subject to the developer providing a financial contribution towards additional education accommodation in the school catchment areas for the site.  
**Response:** Noted. Planning permission would not be issued until an appropriate obligation under Section 75 of the Planning Act, and/or other appropriate agreement, has been concluded between the Council and the applicants. The planning obligation would ensure that appropriate financial contributions are made at appropriate times during the development towards education provision in the local area. The applicant has, in principle, indicated a willingness to enter into a section 75 obligation.
- 4.5 **Roads and Transportation Services (Flood Risk Management Section)**– do not object to this application subject to any consent granted being conditioned to address the following: a Sustainable Drainage System (SUD's) provided to serve the site; an updated flood risk assessment to be carried out, and the relevant Appendices of the Council's Design Criteria Guidance being completed.  
**Response:** Noted. Should consent be granted then conditions will be attached to address the above requirements.
- 4.6 **SEPA** – have no objection to this planning application. Their earlier objection, based on flood risk grounds, has been removed as the applicant has taken the necessary steps to reduce the application site from outwith the flood plain extent. It is considered that an area of the flood plain could be utilised for soft landscaping a play park depending on the ground works and surfacing necessary.  
**Response:** Noted.
- 4.7 **WOSAS** – have no objection to the development subject to a condition being attached to any consent granted requiring the applicant to carry out a programme of archaeological works.  
**Response:** Noted. Should consent be granted then a suitable condition will be attached to address the above requirement.
- 4.8 **Scottish Natural Heritage** – offered no formal comment on this application.  
**Response:** Noted.

## **5 Representation(s)**

- 5.1 Statutory neighbour notification was undertaken and the proposal was advertised in the Lanark Gazette for non-notification of neighbours. Following this process, 7 letters of representation were received. The grounds of objection are summarised as follows:
- a) **The local schools have limited capacity.**  
**Response:** The proposal has been considered by South Lanarkshire Council Education Services and a financial contribution towards local education facilities has been requested to accommodate the impact of the development on schools within the catchment area. The applicant has agreed to pay the requested amount.

- b) **Alternative brown field sites should be developed prior to the development and removal of Greenfield sites.**

**Response:** The application site is identified as a suitable site for the provision of housing within the adopted SLLDP. This issue is addressed in section 6.2 of this report.

- c) **There was a technical issue using the Council's Planning Portal which prevented members of the public viewing plans and therefore reduced the time available to make comments.**

**Response:** In the event that the Council's Planning Portal is unavailable, members of the public can contact the Planning Officer directly to arrange to view a copy of the plans. Whilst there was a brief interruption of service, it is not considered that the ability to make a duly considered representation was unreasonably impaired.

- d) **The proposal would create overlooking and overshadowing to neighbouring dwellings, and also to the cemetery located to the north of the site.**

**Response:** This application is in principle only, and a detailed assessment of the residential layout and impact on overshadowing and overlooking will be carried out through the submission of a further detailed application.

- e) **The increase in population will create additional noise nuisance and disturbance to existing residents and those visiting the cemetery, loitering and anti-social behaviour.**

**Response:** The proposed residential use is in keeping with the character of the immediate residential area and, as such, it is not considered incongruous or disruptive. Any issue of anti-social behaviour is a Police matter.

- f) **There are no details provided within the application, including: layout, density, house type, boundary treatment etc.**

**Response:** This application is in principle only, and a detailed assessment of the residential layout, density, house type and boundary treatment will be carried out through the submission of a further detailed application.

- g) **It is not clear if there will be a second access into the site from a farm track to the north of the site.**

**Response:** There is only one vehicular access point into the site from Strathaven Road and this is shown on the plan submitted.

- h) **The proposed access into the site is not suitable, and the increase to traffic generation and the detriment to road and public safety along Strathaven Road are unacceptable.**

**Response:** The Council's Roads and Transportation Services have carefully considered the impact of the proposal on the existing road network and the new access point into the site. They are satisfied that the proposal can be accommodated without an adverse impact on the immediate area to an unacceptable degree.

- i) **The proposal will exacerbate existing flooding issues to neighbouring dwellings.**

**Response:** The applicant has submitted a Flood Risk Assessment which shows the extent of the flood plain to the northern area of the site. The applicant has submitted a reduced application site boundary to remove the flood plain out of the developable area. This issue is addressed further in paragraphs 4.5, 4.6 and 6.4 of this report.

- j) **Additional amenities should be provided to support the additional population accommodated.**

**Response:** Should consent be granted then the applicant will be required to include an equipped play park for community use as part of the further detailed application. A legal agreement will also secure financial contributions towards the provision of affordable housing, additional educational facilities and recreational facilities.

- k) **The construction of the site will involve noise disruption, dust creation, piling impact to residents, litter dropping and inappropriate car parking on Strathaven Road.**

**Response:** Should consent be granted, a suitable condition will be attached to ensure that the applicant submits a parking strategy for during the construction phase to ensure there is not an unacceptable impact on Strathaven Road. Should the developer be working outwith accepted hours, creating noise nuisance, unacceptable dust levels or piling impacts then the Council's Environmental Services would investigate and take action as necessary.

- l) **There are no utility details provided with this application.**

**Response:** It should be noted that the issue of utility equipment such as street lighting is addressed through the Roads Construction Consent process. This application is in principle and, as such, no details of utility equipment or phasing of the development is necessary at this stage.

- m) **It is not clear if the proposal will include affordable housing to be built on the site for the benefit of the local area.**

**Response:** The Council's preference in this case is to seek a commuted sum in lieu of on site provision. This issue is addressed further in paragraph 6.8 of this report.

- n) **The proposal will have an adverse impact on wildlife.**

**Response:** The site consists of open grassland and there is no obvious sign or habitats of European Union protected or endangered wildlife species.

- 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 determining issues in the assessment of this application are compliance with local plan policy, its impact on the amenity of the adjacent properties, flooding and surface water run-off, and road safety matters.
- 6.2 The application site is located within the settlement boundary of Lesmahagow as identified in the adopted SLLDP. Policy 6 - General Urban/Settlements and Policy 4 - Development Management and Place Making, together with the Development Management and Placemaking Supplementary Guidance supports residential developments where they do not have a significant adverse effect on the amenity of the area. The character and amenity of the area must not be impaired by reason of traffic generation or parking. In this case, given the site's position within the settlement boundary and immediately adjoining an existing area of residential use, it is considered that a residential development is acceptable at this location. The details of the proposed vehicular access into the site from Strathaven Road and potential traffic creation are discussed further in paragraphs 4.1 and 6.3 of this report. However, this proposal is in principle only and, as such, a detailed planning application will be required to be submitted to demonstrate a suitable layout, scale, density, materials and the provision of adequate car parking within the site.
- 6.3 The Council's Roads and Transportation Service has assessed the submitted Transport Assessment (TA) and determined that residential development can be

accommodated within the application site without adversely impacting upon the existing road infrastructure and traffic along Strathaven Road to an unacceptable degree. The vehicular access point into the site from Strathaven Road is also acceptable.

- 6.4 The applicant has submitted a Flood Risk Assessment which shows the extent of the flood plain to the northern area of the site. The applicant has submitted a reduced application site boundary to remove the flood plain out of the developable area. It was on this basis that SEPA and the Council's Flood Risk Management Section removed their earlier objection to the application, and are now satisfied that the proposed residential development will not adversely impact upon flooding in the locality. Should consent be granted, an updated food risk assessment will be required, and the submission of SUDs details to ensure that future built development sufficiently address surface water run-off. The proposal complies with the requirements of Policy 17 – Water Environment and Flooding of the adopted SLLDP.
- 6.5 Along the eastern boundary there are modern dwellings ranging from single storey to two storey in height. These dwellings are located on a lower ground level than the proposed application site. Should consent be granted, a condition would be attached to ensure that the first row of dwellings located behind these existing on Strathaven Road shall be restricted to single storey bungalows with roof lights in the attic only. It is considered that the remainder of the site can accommodate two storey dwellings as is predominant within the locality of the site.
- 6.6 Policy 2 - Climate Change seeks to minimise and mitigate against the effects of climate change by considering criteria, including being sustainably located. The site is sustainably located within the settlement boundary of Kirkfieldbank and is closely located to bus routes and nearby shops and services. The site is not at risk of flooding and there are no infrastructure constraints. In consideration the proposals would not undermine the objectives of the policy.
- 6.7 Policy 5 - Community Infrastructure Assessment states that where development proposals would require capital or other works or facilities to enable the development to proceed, financial contributions towards their implementation will be required. These contributions will be appropriately assessed and developers will be required to ensure transparency in the financial viability of a development. In compliance with this, the applicant has agreed in principle to the payment of financial contributions for education provision, off site affordable housing, and a contribution towards recreation and leisure within the locality, all of which will be addressed through the conclusion of a section 75 obligation. In addition to the above, the applicant will provide an equipped play park within the application site for use by the community.
- 6.8 Policy 13 - Affordable Housing and Housing Choice states that the Council will expect developers to contribute to meeting affordable housing needs across South Lanarkshire by providing, on sites of 20 units or more, up to 25% of the site's capacity as serviced land for the provision of affordable housing, where there is a proven need. If on-site provision is not a viable option the Council will consider off-site provision in the same Housing Market Area. The provision of a commuted sum will only be acceptable if on or off site provision cannot be provided in the locale or there are no funding commitments from the Scottish Government. The Council's preference in this case is to seek a commuted sum in lieu of on site provision and this has been accepted by the applicant the value of which would be based on the development viability of the site.
- 6.9 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 Policies 2, 3, 12, 16 and DM21 in the Proposed plan.

- 6.10 As noted in section 5 of the report, 7 letters of objection have been received from local residents. Concerns raised in the representations include road safety and traffic generation; flooding to the site and its locality; the need for the development on Greenfield land; and the impact on residential amenity. All of these matters have been considered as part of the assessment of the application and are not considered to merit the refusal of the application.
- 6.11 In summary, it is considered that this site is suitable for residential development and accords with the aims of local plan policy. It is, therefore, recommended that permission in principle is granted subject to the attached conditions.

## **7 Reasons for Decision**

- 7.1 The principle of residential development is acceptable on this site and would not adversely impact upon the amenity or road and public safety of the surrounding area. The proposal raises no significant environmental or infrastructure issues and complies with Policies 2, 4, 6, 13 and 17 of the adopted South Lanarkshire Local Development Plan and associated Supplementary Guidance, and Policies 2, 3, 12, 16 and DM21 of the Proposed South Lanarkshire Local Development Plan 2.

**Michael McGlynn**  
**Executive Director (Community and Enterprise Resources)**

Date: 16 November 2018

### **Previous references**

- ◆ CL/16/X0172/New

### **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 06.06.2017
- ▶ Lanark Gazette advertisement 14.06.2017
  
- ▶ Consultations
  - Roads Development Management Team 06.03.2018
  - SEPA West Region 15.10.2018
  - Environmental Services 20.06.2017
  - RT Flood Risk Management Section 19.07.2018
  - Scottish Natural Heritage 07.06.2017
  - West Of Scotland Archaeology Service 15.06.2017

Scottish Water 19.06.2017

Education Resources 21.11.2017

► Representations	Dated:
Mr M Keogh, 91 Strathaven Road, Lesmahagow	13.06.2017
J.K Semple, 27 Strathaven Road, Lesmahagow, Lanark, ML11 0DN	15.06.2017
Scott Rollo, Strathaven Road, 9B, ML110DN, ML110DN	24.06.2017
William Duncan McInnes.	26.06.2017
Carole and Gavin Forrest, Craignethan, Strathaven Road, Lesmahagow, Lanark, ML11 0DN	27.06.2017
H. & J. Simpson, 7 Strathaven Road, Lesmahagow, ML11 0DN	27.06.2017
Mr James & Mrs Nicola Murray, 103 Strathaven Road, Lesmahagow, ML11 0DN	30.06.2017

**Contact for further information**

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

Pamela McMorran, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton,  
ML3 6LB

Phone: 01698 455170

Email: [pamela.mcmorran@southlanarkshire.gov.uk](mailto:pamela.mcmorran@southlanarkshire.gov.uk)

### Conditions and reasons

01. Prior to the commencement of development on site, a further application(s) for the approval of any of the matters specified in this condition must be submitted to and approved by the Council as Planning Authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).  
These matters are as follows:
- (a) the layout of the site, including all roads, footways, parking areas, landscaping and open spaces;
  - (b) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;
  - (c) detailed cross-sections of existing and proposed ground levels, details of underbuilding and finished floor levels in relation to a fixed datum, preferably ordnance datum.
  - (d) the design and location of all boundary treatments including walls and fences;
  - (e) the landscaping proposals for the site, including details of existing trees and other planting to be retained together with proposals for new planting specifying number, size and species of all trees and shrubs, including, where appropriate, the planting of fruit/apple trees;
  - (f) an equipped play area to be provided equivalent in size to 20sq.m per dwelling;
  - (g) amenity open space to be provided equivalent in size to 20sq.m per dwelling
  - (h) the means of drainage and sewage disposal.
  - (i) details of the phasing of development (covering all relevant aspects of development detailed in (a) above);

Reason: To comply with section 59 of the Town and Country Planning (Scotland) Act 1997 as amended.

02. That the further application(s) required under the terms of Condition 1 shall make reference to and incorporate the criteria specified within the approved South Lanarkshire Council 'Residential Design Guide', with particular reference made to Section 3 Design Process - delivering the place. All road infrastructure and car parking shall be designed to the National Roads Development Guide (Scotland).

Reason: In the interests of amenity and to ensure that the Council's residential design standards are met.

03. That any dwellinghouse erected within the first row behind existing dwellings on Strathaven Road shall be restricted to a single storey bungalow with any roof accommodation using rooflights only. The remainder of dwellinghouses within the application site shall be restricted to a maximum of 2 storeys in height to the satisfaction of the Council as Planning Authority.

Reason: To safeguard the residential amenity of neighbouring properties, and to ensure satisfactory integration with the surrounding area.

04. That the further application required under the terms of Condition 1 above, shall include a detailed scheme for surface water drainage. Surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage

Systems Design Manual for Scotland and Northern Ireland and with the Council's Sustainable Drainage Design Criteria and requirements and shall be agreed in writing with the Council as Planning Authority in consultation with SEPA.

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.

05. The only permitted use and operational development within the hatched area as shown on the approved plan, shall be soft landscape planting and a play park area to the satisfaction of the Council as Planning Authority and SEPA. None of the hatched area shall be included as domestic garden ground or form part of any road infrastructure.

Reason: To ensure that built development and all house plots, are excluded from the flooding extent area in the interest of flood prevention measures.

06. That the further application(s) required under the terms of Condition 1 shall include one access point onto Strathaven Road (as shown on the approved plan) with a visibility splay of 4.3 metres by 43 metres measured from the road channel shall be provided on both sides of the vehicular access with nothing exceeding 0.9 metres in height above the road channel level shall be within the visibility area.

Reason: In the interests of traffic and public safety.

07. That the further application(s) required under the terms of Condition 1 shall include the submission of a construction and staff parking strategy to ensure that no vehicles associated with construction are parked on Strathaven Road to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of traffic and public safety.

08. That no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Reason: In the interests of archaeology.

09. The applicant is required to undertake and submit an air quality impact assessment which satisfies the Planning Authority that the Local Air Quality Management Objectives for the pollutants specified in the Air Quality Regulations, made under Part IV of the Environment Act 1995, will not be exceeded at residential properties in the vicinity of the development due to the impacts of the proposed development and to the increase in traffic associated with the development. The survey and report should use the method set out in the Environmental Protection UK document Development Control: Planning for Air Quality (2017 Update) and Scottish Government publication

“Local Air Quality Management Technical Guidance LAQM.TG(09)” or a method that has been agreed with the Planning Authority.

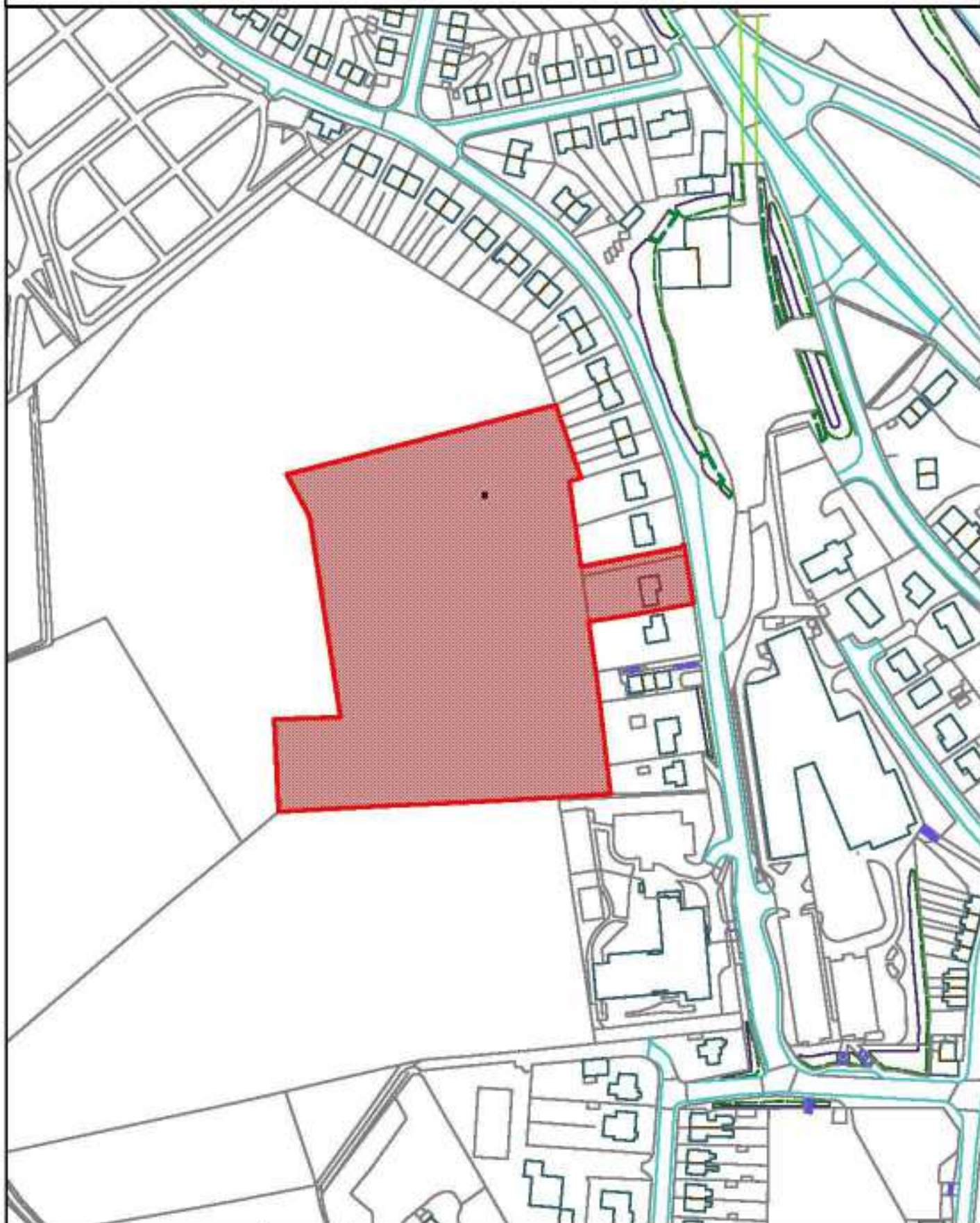
Reason: In the interests of amenity to existing neighbouring residents.

10. That the further application(s) required under the terms of Condition 1 shall require the updating of the submitted flood risk assessment to take into account the details of the built development and play area to the satisfaction of the Council as Planning Authority and Flood Risk Management Section.

Reason: In the interests of flood risk and surface water run-off.

CL/17/0233

Milton Ground, Lesmahagow



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Scale:  
1:2,500  
Date:  
15/11/2018



**South Lanarkshire Council**  
**Community and Enterprise Resources**  
Planning and Economic Development