

	<h1>Report</h1>	<b>Agenda Item</b>  <h2>9</h2>
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Report to: **Planning Committee**  
Date of Meeting: **7 September 2010**  
Report by: **Executive Director (Enterprise Resources)**

Application No: HM/10/0223  
Planning Proposal: Residential Development (64 units)/Refurbishment of Listed Building (2 Units), Associated Car Parking and Landscaping (Sheltered Accommodation)

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : McCarthy and Stone Retirement Lifestyles Ltd
- Location : Blackswell Lane/Staneacre Park  
Hamilton

## 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: The Planning Bureau Ltd
- ◆ Council Area/Ward: 17 Hamilton North and East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan**  
Policy COM1 – Town Centre Land Use  
Policy DM1 – Development Management  
Policy DM9 – Demolition and Redevelopment for Residential Use  
Policy ENV4 – Protection of the Natural and Built Environment  
Policy ENV11 – Design Quality  
Policy ENV12 – Flooding  
Policy ENV24 – Listed Buildings  
Policy ENV31 – New Housing Development  
Policy ENV32 – Design Statements  
Policy ENV35 – Water Supply  
Policy ENV36 – Foul Drainage and Sewerage  
Policy ENV37 – Sustainable Urban Drainage Systems

### **Residential Development Guide**

◆ Representation(s):

▶	4	Objection Letters
▶	0	Support Letters
▶	0	Comments Letters

◆ Consultation(s):

Roads and Transportation Services (Hamilton)

Roads and Transportation Services (Flooding)

Roads and Transportation Services (HQ)

Environmental Services

Estate Services

Scottish Water

Scottish Environmental Protection Agency

Power Systems

Scotland Gas Network

Community Council

# **Planning Application Report**

## **1 Application Site**

- 1.1 The application site relates to land associated with, and adjacent to, 5 Blackswell Lane and the existing residential property at 16 Staneacre Park, Hamilton. The site is bound by Blackswell Lane to the west and north, beyond which public car parks can be found. The eastern boundary of the site is formed by the Hamilton Lawn Tennis Club, located on Blackswell Lane, and residential properties at Staneacre Park and Avonside Grove. A commercial photographer's, which sits at the corner of Staneacre Park and Townhead Street, is located to the south of the application site. The site is split level, rising to the south towards Hamilton town centre.
- 1.2 Blackswell Lane forms a main traffic route to and from Hamilton Town Centre to the motorway and beyond.
- 1.3 The existing property at 5 Blackswell Lane is in a poor state of repair and a category B listed building as is the commercial photographers at 69 Staneacre Park.

## **2 Proposal(s)**

- 2.1 The applicants propose the demolition of the existing residential property at 16 Staneacre Park and thereafter the erection of a flatted residential development; comprising 64 units as sheltered accommodation (43 x one and 21 x two bed units). In addition, a further two flatted units will be provided within the existing free standing listed building at 5 Blackswell Lane, which is to be refurbished as part of these proposals. Residential car parking and amenity space will be provided in association with the development.
- 2.2 The proposed building will be of modern design, 5 and 7 storeys high, and will be positioned on the area of the site adjacent to Blackswell Lane between the listed building and Hamilton Lawn Tennis Club. A pend access will be provided onto Blackswell Lane, which would permit access to 32 car parking spaces. A further 20 spaces would be accessed via Staneacre Park at the southern 'end' of the site. Amenity landscaping will be provided within the remainder of the site.
- 2.3 The works proposed to the listed building comprise the demolition of an existing garage extension and front and side porches and thereafter its refurbishment to form two flatted properties. To provide the required accommodation it is proposed to erect two single-storey rear extensions and the install two rear dormers. These works are also the subject of a separate application (HM/10/0211), for Listed Building Consent which will be presented for consideration separately at this Committee.
- 2.4 A number of supporting documents have been submitted in respect of the proposal, including a Design, Access and Sustainability Statement, Pre- Application Consultation Report, Executive Summary and Site Investigation Report.

## **3 Background**

### **3.1 Local Plan Policy**

- 3.1.1 In terms of the adopted South Lanarkshire Local Plan the site is identified as being a Town Centre location (Policy COM1). Within such areas a mixture of uses, including housing, compatible with their role as a commercial and community focal point would be supported.

- 3.1.2 In terms of normal development management criteria, there is a requirement for all new developments to comply with Policies DM1 – Development Management, DM9 – Demolition and Redevelopment for Residential Use, ENV11 – Design Quality, ENV31 – New Housing Policy and ENV32 – Design Statements.
- 3.1.3 Policy DM1 and Policy DM9 require that proposals take account of the local context and built form and do not result in an adverse impact on an area or neighbouring properties. Policies ENV11 and ENV31 promote the principles of sustainable development through design and layout, and seek to achieve developments which make a positive contribution to the character and appearance of the area within which they are located and which are well related to existing development, public transport, local services and facilities. Policy ENV32 requires design statements to accompany all planning applications.
- 3.1.4 The Council, through Policy RES5 – Affordable Housing and Housing Choice, recognises the need to provide housing that meets the needs and demands of a diverse population.
- 3.1.5 Through Policy ENV37 – Sustainable Urban Drainage System, the Council promotes the requirements for SUD'S, in appropriate developments. In a similar manner, Policies ENV12 – Flooding, ENV35 – Water Supply and ENV36 – Foul Drainage and Sewerage seek to ensure that any development is adequately serviced and raises no flooding issues
- 3.1.6 South Lanarkshire Council's Residential Development Guide provides additional advice and sets out the criteria against which new housing development should be assessed.
- 3.1.7 The existing property at 5 Blackswell Lane is a Category B Listed property and through Policies ENV4 – Protection of the Natural and Built Environment and ENV24 – Listed Buildings the Council recognises that physical heritage should be safeguarded and that this requirement will be taken into account when considering applications for development which affects listed buildings or their settings. It advises that the Council will operate a general presumption against development which would destroy, adversely impinge or significantly damage any heritage feature, including listed buildings.
- 3.2 Relevant Government Advice/Policy**
- 3.2.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy 2010 which requires planning authorities to promote the efficient use of land by directing development towards sites within existing settlements where possible to make effective use of existing infrastructure and service capacity.
- 3.2.2 The SPP also requires planning authorities, and developers, to have regard to the risk of flooding when determining planning applications. Surface water from new development shall be treated by a sustainable drainage system (SUDS) before it is discharged into the water environment.
- 3.2.3 With regards to listed buildings the SPP advises that government guidance is set out within the Scottish Historic Environmental Policy (SHEP). The SHEP states that "the sustainable use and management of the historic environment means recognising the advantages to be gained from retaining the existing building and ensuring their special interest is protected". It notes, however, that listed buildings will require alteration and adaptation if they are to remain in beneficial use, and will be at risk if such alteration and adaptation is unduly constrained.

### 3.3 Planning History

- 3.3.1 The application proposals were subject to a Pre-Application Consultation in accordance with the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008. A Pre-Application Consultation Report has been submitted in support of the application proposals.
- 3.3.2 It is further noted that two applications, one for Planning Permission and one for Listed Buildings Consent (Applications HM/08/0193 and HM/08/0192LBC) were withdrawn by the applicants in October 2008. It is understood this was largely due to commercial reasons as a result of market conditions at the time. The scheme proposed by these submissions was for the demolition of 16 Staneacre Park, the formation of two units within the listed building and the erection of 61 flatted units within two new blocks, located either side of the existing listed building. The proposed design of the building and vehicle access arrangement (from both Blackswell Lane and Staneacre Park) was similar to the current application proposal.

## 4 Consultation(s)

- 4.1 **Roads and Transportation Services (Hamilton)** – have offered no objections to the proposals subject to conditions relative to the provision of adequate visibility splays, parking standards and delivery arrangements. With regards to parking, the Area Roads Manager has highlighted that the bays immediately off Blackswell Lane may result in road traffic concerns.  
**Response:** Noted. The requirements of the Area Roads Manager can be included as conditions, where appropriate. In relation to concerns in respect of the parking bays, and as a result of further discussions with Roads and Transportation Services it is considered that the three bays adjacent to the entrance from Blackswell Lane are likely to result in roads safety issues given their close proximity to the entrance. It is therefore considered appropriate to condition the deletion of these bays from the proposed development. The Area Roads Manager is satisfied that the loss of these spaces will not result in any significant concerns given the nature of the development, as sheltered accommodation, and that a relaxation can be permitted on the level of parking required.
- 4.2 **Roads and Transportation Services (Flooding)** – have advised that no surface water drainage details have been submitted in support of the application. Notwithstanding these comments they have advised that this matter can be addressed through compliance with the Council's agreed SUDS Design Criteria.  
**Response:** Noted. These requirements for compliance with the above Criteria can be included as conditions, should consent be granted.
- 4.3 **Roads and Transportation Services (HQ)** – whilst making no formal response, have advised that given the scale and nature of the development proposed that any response on roads matters would be provided by the Area Roads Manager for Hamilton.  
**Response:** Noted.
- 4.4 **Environmental Services** – have no objections subject to noise control during construction, refuse storage, the control of dust, demolition and pest control, asbestos and contamination.  
**Response:** Noted. Where appropriate, conditions/informatives shall be imposed if planning permission is granted.
- 4.5 **Estate Service** – have not yet responded to the consultation request.

**Response:** Noted.

- 4.6 **Scottish Water** – have offered no objection to the proposed development.

**Response:** Noted.

- 4.7 **Scottish Environmental Protection Agency** - have offered no objection to the application.

**Response:** Noted.

- 4.8 **Scotland Gas Network** – have offered no objections to the proposals.

**Response:** Noted.

- 4.9 **Power Systems** – have offered no response to the consultation request.

**Response:** Noted.

- 4.10 **Community Council** – have offered no response to the consultation request.

**Response:** Noted.

## **5 Representation(s)**

- 5.1 Statutory Neighbour Notification was undertaken and the application advertised in the local press as a Development Affecting the Setting of a Listed Building, following which four letters of representation were received.

- 5.2 The grounds of objection can be summarised as follows:

**a) Concerns over road safety resultant from increased traffic movement, particularly on Staneacre.**

**Response:** It is advised that Roads and Transportation Services do not support these concerns having offered no objections to the proposal to provide permanent vehicular access to the site via Staneacre Park. It is further noted that the Area Roads Manager has recommended that all deliveries, uplifts, refuse collection etc should be restricted to Staneacre Park.

**b) Concerns over road safety resultant from the introduction of a new access onto Blackswell Lane.**

**Response:** It is advised that Roads and Transportation Services, who have been consulted on the proposals, have offered no objection in this regard, subject to the provision of adequate visibility splays and the removal of three parking spaces which were proposed immediately adjacent to this access. These requirements can be conditioned as part of any consent.

**c) Concerns over the potential impact of the development in terms of parking on Staneacre Park and the potential requirement for traffic restriction orders**

**Response:** It is noted that a Road Traffic Order is in place which restricts parking on sections of Staneacre Park and that Roads and Transportation Services have offered no objections in this regard. In addition, no requirement for the promotion of any amendment to the existing, or promotion of new, Traffic Orders has been identified by the Area Roads Manager.

**d) Concerns over potential for construction access being taken via Staneacre Park.**

**Response:** No details have yet been provided in terms of proposals for construction access or demolition of the existing property at Staneacre Park. It is

intended, should consent be granted, to condition a requirement for the submission of a phasing statement which would address such issues as construction/demolition access, site compound details, proposed timescales etc. in order to address the concern raised.

**e) Concerns over the potential creation of through route from Blackswell Lane to Townhead Street via Staneacre Park.**

**Response:** Whilst noting that it may be possible for pedestrian movement from the site to both Staneacre Park and Blackswell Lane it is not the applicants' intention to create a through route as part of the development proposal. No direct footpath, linking Blackswell Lane to Townhead via Staneacre Park, is proposed as part of the proposal. Any linkage would only be achieved through the proposed building.

**f) Concerns over the adverse impact on residential amenity due to scale, overshadowing and overlooking.**

**Response:** Whilst accepting that the site does sit adjacent to residential properties which are at a smaller scale than the proposed flatted development, the proposed development site is located at the outer edge of Hamilton Town Centre, adjacent to a main traffic route to and from Hamilton. This route into Hamilton is largely commercial in nature with a mix of building types, which include a hotel, night club complex and cinema complex, which are large in scale. The proposed development would be read in this context rather than in relation to the residential properties which would be located to its rear. The building has been designed, utilising different levels, to accord with the changes in ground levels and would not be seen as being out of character with its surroundings.

Given the location, design and orientation of the proposed building and its relationship with surrounding properties I am of the view that there would be no significant impact in terms of the overshadowing of those properties adjoining the site. Furthermore, the building has been designed in a manner which limits any potential for the overlooking of existing properties to a level which is considered acceptable in planning terms.

**g) That the design of proposed building not consistent with surrounding properties in terms of scale and materials.**

**Response:** As stated at point f) above, the scale of the proposed development is considered acceptable at this location.

With regard to finishing materials, whilst it is accepted that the residential properties located at Staneacre Park and Avonside Grove are traditional in appearance it is considered that the use of a modern finishing material would not detract from these properties or the adjacent listed building and would complement the design style of the existing commercial properties within this local.

**h) Concerns over the impact of the proposals in terms of tree loss.**

**Response:** Whilst it is noted that the proposed development will result in the loss of a number of existing trees within the site it is advised that the applicants propose an extensive scheme of landscaping, including replacement tree planting, to provide a setting for the proposed flats and surrounding area.

**i) Request for confirmation of proposed retaining works adjacent to residential properties.**

**Response:** The applicants have provided additional details in respect of retaining wall details, a copy of which has been provided to the neighbouring proprietor.

**j) Concerns over land title conditions.**

**Response:** This concern relates to the potential for amendments to Land Title conditions. Any requirements in this regard are a private legal matter for the applicants and should not therefore unduly influence the determination of this application.

**k) Concerns over the impact on Listed Building**

**Response:** It is advised that the proposed works to the listed building, and any impact on the setting of the listed building by the new build proposals, are considered acceptable in this instance. The proposed new build will provide the necessary funding to enable the retention and enhancement of the listed building, thereby bringing it back into beneficial use. Furthermore, it is advised that works proposed to the existing listed building, to be retained within the development proposal, are the subject of a further application for Listed Building Consent, presented separately to committee.

**l) Concerns over the proposed scale compared to previous development proposals for the site**

**Response:** Whilst noting that different schemes have been proposed for development within this site it is advised that the Council, as Planning Authority, is required to determine any application submitted on its merits, having regard to the provision of the development plan, so far as material to the application, and to any other material consideration. In this instance, it is considered that the proposed development accords with the development plan and that there are no material considerations which would justify a refusal of the application.

## **6 Assessment and Conclusions**

- 6.1 The application proposes the erection of a flatted residential development, consisting 64 new build flats and the creation of a further 2 flats within the refurbished listed building, associated car parking and landscaping within a site located adjacent to Blackswell Lane/Staneacre Park, Hamilton. The applicants, McCarthy and Stone, specialise in retirement homes and the development will be for this purpose.
- 6.2 The site sits at the edge of Hamilton Town Centre on a main traffic route to and from Hamilton and relates to both commercial and residential uses surrounding the site. In terms of the topography of the site, it is split level rising towards the residential properties and the Town centre.
- 6.3 The main determining issues therefore in assessing these proposals are whether the proposed works accord with national and local plan policy, their impact on amenity and road safety matters.
- 6.4 In terms of national planning policy guidance, as detailed within Scottish Planning Policy 2010, the proposals raise no issues.
- 6.5 In terms of local plan policies the application site is identified as a Town Centre location (Policy COM1 – Town Centre Land Use applies) within the adopted South Lanarkshire Local Plan. Policy COM1 advises that within such areas the Council will allow a mixture of uses compatible, which includes housing, with their role as a commercial and community focal point. The proposed use therefore raises no issues in terms of this policy designation.



- 6.6 In addition to the above land use consideration, all new development proposals are required to satisfy a number of applicable development management criteria to accord with local plan policies and applicable policy guidance. In this instance the applicable policies consist of Policies DM1 – Development Management, DM9 – Demolition and Redevelopment for Residential Use, ENV11 – Design Quality, ENV12 – Flooding, ENV31 – New Housing Development, ENV32 – Design Statements, ENV35 – Water Supply, ENV36 – Foul Drainage and Sewerage, ENV37 – Sustainable Urban Drainage Systems, and the Council’s approved Residential Development Guide.
- 6.7 In relation to the above detailed policies, these seek to ensure that any development within an area which is predominantly residential in character does not adversely impact on the amenity of such areas and that any such proposal can be adequately served by appropriate services. Having considered the design and layout of the proposed development, I am satisfied that the scheme as proposed can meet the criteria required of these policies and guidance. In addition, I am also satisfied that the proposed residential development is in general agreement with the approved Residential Development Guide, which aims to provide advice and guidance on the key development standards for residential developments.
- 6.8 In terms of impact on the amenity of the area I am satisfied that the proposed development has been designed in such a manner that it will not be detrimental to the amenity of the general area. Furthermore, the relationship of the proposed flats with the neighbouring residential properties, given their design, location and orientation, will not result in any detriment to the amenity or privacy of these properties to a level which would merit the refusal of the application in this instance.
- 6.9 In relation to road safety it is considered that the proposed works will not result in any significant concerns. It is noted that Roads and Transportation Services have offered no objections to the proposal, subject to conditions to address minor matters, and it can therefore be considered acceptable in transportation terms.
- 6.10 The third party representations received in respect of the development, which relate primarily to road safety, design and potential amenity impact matters are either unsupported or are considered not significant enough to warrant refusal of the proposals. Furthermore the requirements of the statutory consultees can be addressed through the use of conditions where appropriate.
- 6.11 With regards to the proposed works to the existing category B Listed Building, which includes limited demolition and subsequent refurbishment/extension to form two flats, these are the subject of a separate application (HM/10/0211) for Listed Building Consent and is considered separately at this Committee. However, it is noted that whilst in general terms the statutory consultees support the re-use and reinstatement of the listed building concerns have been expressed over some design elements of the proposed works, in particular the proposed two rear extensions. However, in assessing these concerns against the future retention of the building, the works are considered to be acceptable in this instance. The existing building represents an eyesore at this location, and has been the locus of anti-social behaviour, including arson. The proposed new build will provide the necessary funding to enable the retention and enhancement of the listed building and I am of the view that the proposed works will not detract from the listed building and through the use of appropriate materials the building can again be an asset to the environment whilst bringing it back into beneficial use.

- 6.12 The proposals for the demolition of the existing property at 16 Staneacre Park raise no planning issues.
- 6.13 I therefore recommend that planning permission be granted.

## **7 Reasons for Decision**

- 7.1 The development accords with the policies of the adopted South Lanarkshire Local Plan (Policies COM1 – Town Centre Land Use, DM1 – Development Management, DM9 – Demolition and Redevelopment for Residential Use, ENV4 – Protection of the Natural and Built Environment, ENV11 – Design Quality, ENV12 – Flooding, ENV24 – Listed Buildings, ENV31 – New Housing Development, ENV32 – Design Statements, ENV35 – Water Supply, ENV36 – Foul Drainage and Sewerage, ENV37 – Sustainable Urban Drainage Systems) and additional guidance contained within the Residential Development Guide. In addition there will be no amenity or road safety issues resulting from the proposed in relation to surrounding residential properties.

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**24 August 2010**

### **Previous References**

- ◆ HM/08/0193
- ◆ HM/08/0192(LBC)

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Roads and Transportation Services (Hamilton Area) 14/05/2010
  - S.E.P.A. (West Region) 01/06/2010
  - TRANSCO (Plant Location) 01/06/2010
  - Environmental Services 03/06/2010
- ▶ Representations
  - Representation from : Mr & Mrs T Boyle, 9 Avonside Grove, Hamilton, ML3 7DL  
DATED 31/05/2010
  - Representation from : C Hillan, 2 Staneacre Park, Hamilton, ML3 7BU,  
DATED 02/06/2010
  - Representation from : Mr & Mrs Mark Lindsay, 12 Staneacre Park, Hamilton,  
ML3 7BU, DATED 31/05/2010
  - Representation from : Dr and Mrs Laurence Bell, 8 Staneacre Park, Hamilton  
ML3 7BU, DATED 19/05/2010

**Contact for Further Information**

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

James Watters, Planning Officer, Brandon Gate, Hamilton  
Ext 3522 (Tel: 01698 453522)  
E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto:Enterprise.hamilton@southlanarkshire.gov.uk)

## CONDITIONS

- 1 This decision relates to drawing numbers:  
  
1708.PL2.01 Rev A – Location Plan  
1708.PL2.02 – Site Survey  
1708.PL2.03 – Listed Building as Existing  
1708.PL2.04 – Listed Building as Proposed  
1708.PL2.05 Rev A – Site Plan/Floor Plans Sheet 1 of 2  
1708.PL2.06 Rev A – Site Plan/Floor Plans Sheet 2 of 2  
1708.PL2.07 – Site Plan/Roof Plan  
1708.PL2.08 – Elevations Sheet 1 of 2  
1708.PL2.09 – Elevations Sheet 1 of 2  
1708.PL2.10 – Detailed Elevations  
1708.PL2.11 – Soft Landscape Proposals  
6574/02 – Tree Works and Tree Protection Plan  
1708.03 – Level 1 & 3 Floor Plans – Showing External Lighting  
1708.04 – Ground Profiles at Boundaries and Retaining Walls
- 2 That the existing trees to be retained must be protected in accordance with methods as set out in BS5837/1991 during and until completion of all site operations and building works.
- 3 All trees to be removed must be replaced by semi-mature/mature trees of a similar species at the locus to the satisfaction of the Council as Planning Authority.
- 4 That the landscaping scheme as shown on the approved plan 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 the 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.
- 5 That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 4 above shall be submitted to and approved by the Council as Planning Authority. Thereafter, the landscaping shall be maintained in accordance with the approved management schedule to the satisfaction of the Council.
- 6 That notwithstanding the terms of Condition 7 below, works to the existing listed building on site shall accord with the following requirements:
  - a) The re-rendering of the principle elevation and all remaining elevations should be a natural lime harl.
  - b) The existing windows should be retained and refurbished where appropriate. A justification in respect of each window which is considered for replacement shall be submitted to, and agreed by the Council as Planning Authority. The detailed drawings for any window agreed for replacement shall be submitted to the council for consideration. These should be at a scale of 1:10 with sections and profiles being provided at a scale of 1:1, or otherwise agreed with the Council, as Planning Authority.
  - c) Repair works to the roof shall be undertaken using the existing slates. Any new

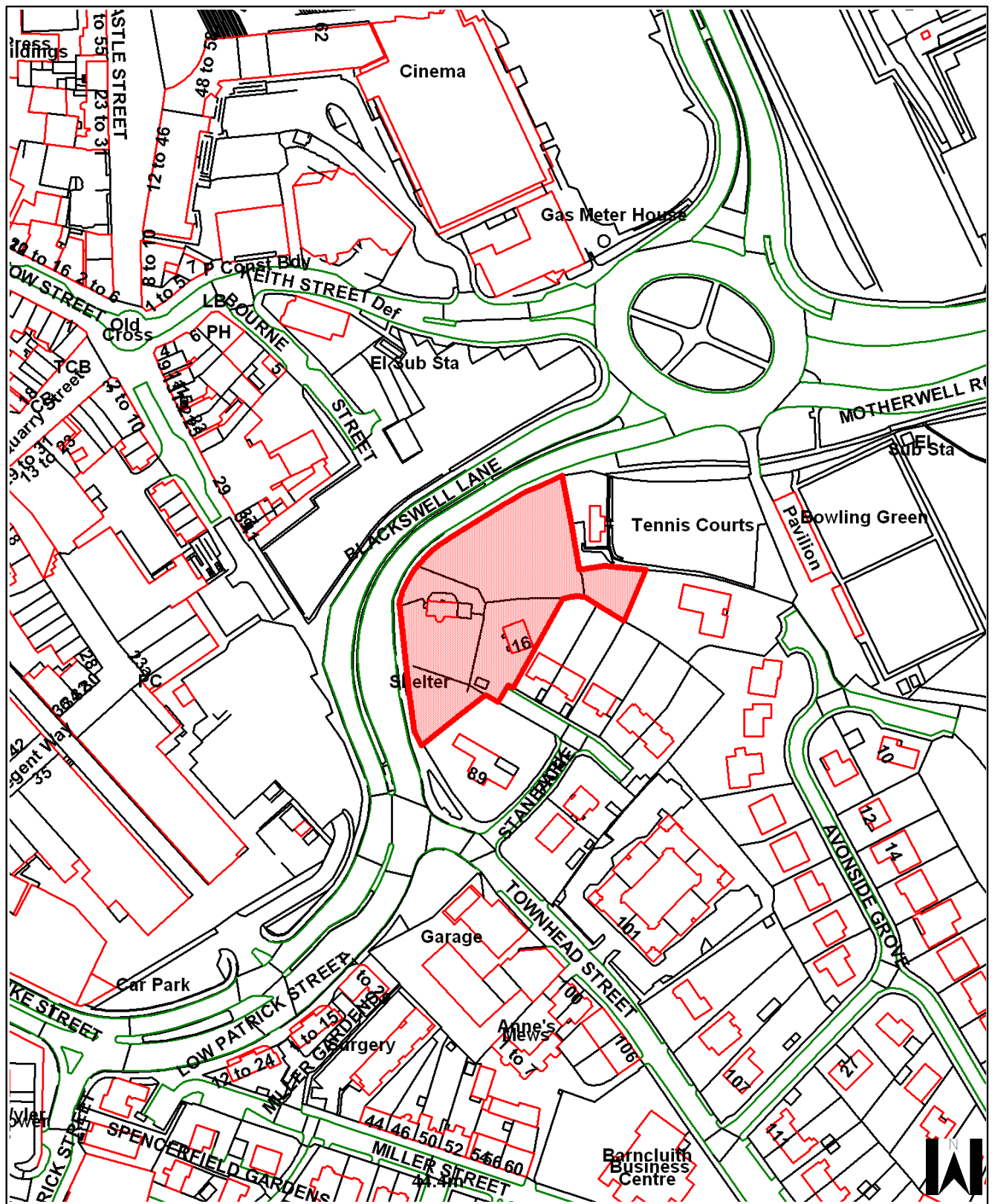
slates shall match the existing in terms of their size, appearance and texture. Details of which should be submitted to and agreed, in writing, with the Council, as Planning Authority.

- 7 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.
- 8 That prior to the implementation of the works hereby approved, a sample panel of the proposed external finish shall be provided and no further work on the site shall be commenced until the written approval of the Council as Planning Authority has been granted for this or other such finish as may be acceptable to the Council. The approved sample panel shall remain in place throughout construction.
- 9 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 10 That the existing internal features (skirting boards, cornices, door/window architraves and paneled door) shall be retained and made good where necessary, unless otherwise agreed by the Council as Planning Authority..
- 11 A sample panel of stonework repairs shall be prepared to match the cleaned stonework in colour, texture and coursing for inspection and written approval from the Council as Planning Authority prior to the commencement of this aspect of the works.
- 12 Stone repairs, including those to chimneys, shall precisely match the colour and texture of the existing stone (as cleaned).
- 13 Details of the extent of stonework repairs and details of the treatment required shall be agreed with the Council as Planning Authority once cleaning is complete and prior to the commencement of works on this aspect.
- 14 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.
- 15 That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 14 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 16 That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 17 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.

- 18 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.
- 19 That notwithstanding the terms of Condition 18 above, the three parking spaces immediately adjacent to the access from Blackswell Lane shall be deleted from the proposals and the land utilised for amenity space.
- 20 The surface of car park areas and access roads shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 21 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.
- 22 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the plans submitted to and approved by the Council as Planning Authority under the terms of Condition 21 above.
- 23 That prior to any work starting on site, a Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland' shall be submitted to and approved in writing by the Council as Planning and Roads Authority (and the Scottish Executive as Trunk Roads Authority).
- 24 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 requirements.
- 25 That before any development commences on site, details of facilities for the storage of refuse within the site, including design, location, external finishes and access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwelling unit shall be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority.
- 26 That no development shall take place within the development site outlined in red on the approved plan until the developer has secured the implementation of a programme of archeological works in accordance with a written scheme of investigation which has been submitted by the applicants, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programmed 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.
- 27 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 at Blackswell Lane 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.

## REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 3 In the interests of amenity.
- 4 In the interests of amenity.
- 5 In the interests of amenity.
- 6 To ensure a satisfactory integration of the proposed development with the existing building both in terms of design and materials
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 To safeguard the character and appearance of the Listed Building.
- 9 In the interests of amenity and in order to retain effective planning control.
- 10 In the interests of amenity.
- 11 In the interests of amenity and in order to retain effective planning control.
- 12 In the interests of amenity and in order to retain effective planning control.
- 13 In the interests of amenity and in order to retain effective planning control.
- 14 These details have not been submitted or approved.
- 15 In the interests of amenity and in order to retain effective planning control.
- 16 These details have not been submitted or approved.
- 17 To minimise the risk of nuisance from dust to nearby occupants.
- 18 To ensure the provision of adequate parking facilities within the site.
- 19 In the interest of road safety
- 20 In the interest of public safety
- 21 To ensure the provision of a satisfactory land drainage system.
- 22 To ensure the provision of a satisfactory land drainage system.
- 23 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 24 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.
- 25 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.
- 26 In order to safeguard any archaeological items of interest or finds.
- 27 In the interest of road safety.



For information only

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