

	<h1>Report</h1>	<b>Agenda Item</b>  <h1>7</h1>
---	-----------------	--------------------------------------

Report to: **Planning Committee**  
 Date of Meeting: **10 March 2009**  
 Report by: **Executive Director (Enterprise Resources)**

Application No           EK/08/0163  
 Planning Proposal:      Erection of 68 Flatted Dwellings with Associated Car Parking and Landscaping

## 1 Summary Application Information

- Application Type :       Detailed Planning Application
- Applicant :             BMJ Ltd
- Location :              Vacant ground adjacent to Eaglesham Road at the roundabout serving the Police College East Kilbride

## 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

The Planning Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent:       ICA Architects and Designers
- ◆ Council Area/Ward:       09 East Kilbride West
- ◆ Policy Reference(s):      **East Kilbride and District Local Plan (Adopted)**  
                                      Policies DC1 and SLP6 – Development Control General  
                                      RES6 – New Housing Development  
                                      SLP10 – Sustainable Urban Drainage Systems  
                                      SLP1 – Greenbelt

### **South Lanarkshire Local Plan (Finalised Plan August 2006)**

Policies ENV 30 – New Housing Development  
 ENV31- Design Statements  
 ENV 36 – Sustainable Urban Drainage  
 DM1 – Development Management

- ◆ Representation(s):

◆ Consultation(s):

Jackton & Thorntonhall Community Council

Environmental Services

Roads and Transportation Services (East Kilbride)

S.E.P.A. (West Region)

Scottish Water

West of Scotland Archaeology Service

Roads & Transportation Services H.Q. (Flooding)

Education Resources - School Modernisation Team

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site is located on Eaglesham Road, to the west of East Kilbride, opposite the Police Training College at Lawmuir. The site is on the north side of Eaglesham Road and is bounded by the Gill Burn to the north and east, and beyond to new housing development. Fields and mature trees are located to the west beyond a SUDs retention pond which is constructed within the westerly section of the application site. Eaglesham Road runs along the entire southern boundary of the site.
- 1.2 The site extends to 1.46 hectares and is bounded by a grassed bund on its southern boundary and is relatively flat and low lying. The CALA housing development (still under construction) lies to the north of the site beyond a vacant area of undeveloped land owned by the applicant.
- 1.3 No access is currently formed for the site although a new spur/hammerhead has been constructed from the CALA development access road to facilitate a new road to serve the flatted development. This road is accessed from the roundabout on Eaglesham Road which also serves the Police Training College on the south side of Eaglesham Road.

### **2 Proposal(s)**

- 2.1 The applicant intends to erect 68 flats within the site. The flats are of a contemporary design arranged in five blocks. Two blocks are linked to form an 'L' shape of five and six stories height with the other 3 blocks four stories in height. The blocks are to be finished principally in buff facing brick, render, aluminium glazing and curtain walling. Light grey cladding panels are proposed to accent the fifth and sixth stories with the monopitch roofs being finished in standing seam/zinc. A car parking area (137 spaces) is proposed adjacent to the flats to serve the development with amenity open space surrounding the flats and adjacent to Eaglesham Road.
- 2.2 The flats all consist of two bedrooms with open plan kitchen, lounge and dining room. The master bedrooms have an en-suite as well as a main bathroom in each flat. Many of the flats have balconies which are accessed from the main living area. The majority of the balconies are on the south elevation overlooking Eaglesham Road.
- 2.3 The blocks are arranged along Eaglesham Road and orientated parallel with the road. The highest 'L' shaped blocks are located at the roundabout returning along the CALA access road. Access to each block is from the parking areas to the north of the buildings.
- 2.4 The flats are proposed on land which has previously been granted detailed planning permission for 34 flats. A western section of the site beyond the CALA access road is an established SUDs facility required to serve the surrounding new development where a retention pond is operating.

### **3 Background**

#### **3.1 Local Plan Status**

The proposal has to be assessed against the policies contained within the adopted East Kilbride and District Local Plan. The site benefits from detailed planning consent for 34 flatted units, approved under EK/06/0264 in November 2006. Policies DC1, SLP6 – Development Control General, RES 6 – New Housing Development and SLP10 – Sustainable Urban Drainage Systems are relevant. In addition, the finalised South Lanarkshire Local Plan is also relevant and the proposal

can be assessed against Policies ENV30 – New Housing Development, ENV31- Design Statements, ENV36 – Sustainable Urban Drainage and DM1 – Development Management.

### 3.2 **Planning History**

Outline planning permission was granted on 14 July 2005 for residential development on a 6.64 hectare site which included most of this site (Application No EK/04/0389). This consent permitted the release of this land from the Greenbelt. A further detailed planning application by CALA Management Ltd for 82 detached dwellings on land to the north of this site was also approved and is being constructed. As stated above a 34 flatted development was subsequently approved for this current application site in November 2006. The developer has submitted this amended scheme proposing an increase in capacity of the site to 68 flatted units.

## 4 **Consultation(s)**

- 4.1 **Jackton and Thorntonhall Community Council** – has responded with a standardised letter of representation objecting to the proposals.

**Response:** Noted. The points have been considered and responded to individually within Section 5.0 of this report.

- 4.2 **SLC Environmental Services** - raised no objections to the proposal subject to the developer submitting details of refuse storage, undertaking dust monitoring, an air quality survey and a noise assessment.

**Response:** Noted. Any approval will be conditioned to address these issues.

- 4.3 **SLC Roads and Transportation Services** – no objections subject to conditions.

**Response:** Noted.

- 4.4 **SEPA (West Region)** – had originally objected to the proposal due to insufficient information regarding flood management of the site. However following further discussions with the developer's drainage consultants and the subsequent submission of additional information, SEPA have withdrawn their objections and now have no objections in principle subject to conditions. These conditions relate to the provision of a suitable drainage scheme, flood risk, SUDs and future maintenance.

**Response:** Noted. Appropriate conditions will be added to any consent issued.

- 4.5 **Scottish Water** – has no objection to the application but requires the applicant to contact Scottish Water to agree the provision of a drainage/ water supply scheme to serve the development.

**Response:** Noted. A condition will be attached to ensure that satisfactory drainage arrangements are in place prior to the occupation of the proposed units.

- 4.6 **West of Scotland Archaeology Service (WOSAS)** – commented that there was no known archaeological issue with the site.

**Response:** Noted.

- 4.7 **SLC Roads and Transportation Services (Flooding Section)** – intimated that ongoing discussions were taking place between the developer's drainage consultants, SEPA and the Flood Unit regarding the compensatory flood storage requirements for the adjacent housing sites including the previously approved 34 flat development. Without agreement from SEPA no further developments should be considered in the area.

**Response:** Noted. As stated above SEPA have withdrawn their previous objection subject to conditions. Suitable conditions would be attached to any approval.

- 4.8 **Education Resources - School Modernisation Team** – no objection.  
**Response:** Noted.

**5 Representation(s)**

- 5.1 Twelve letters of representation were received in respect of this application, 11 of which were of a standardised form including the response from Jackton and Thorntonhall Community Council. The points raised are summarised as follows:

- a) **The proposed 5 blocks of four, five and six storeys are out of scale with their surroundings. Their bulk will be very visually intrusive and will appear as one massive block. With estimated height of between 15 and 20 metres the flats are inappropriate adjacent to two storey dwellings.**

**Response:** The development is of a large scale with an element being six storeys in height. However, this development would contribute to the first phase of the East Kilbride Community Growth Area and as such will provide an entrance to the CGA. The nearest dwellings are approximately 70 metres away.

- b) **The proposed blocks of flats are out of character with their semi-rural setting and edge of settlement location. The development has a city centre character inappropriate in this location.**

**Response:** This site is located at the edge of the East Kilbride Community Growth Area within an area which will be subject to much change over future years. There is already an established housing area running along the north of Eaglesham Road towards Jackton.

- c) **If approved this development will set a precedent for further blocks of flats along Eaglesham Road.**

**Response:** The Council has produced a Masterplan Development Framework in collaboration with housing developers in respect of the CGA. Residential areas will be developed at a variety of densities with a small proportion of higher density development such as this proposal. Each future planning application will be dealt with on its own merits and will require to comply with the density parameters set out in the Master Plan Development Framework.

- d) **The building line of this development breaches the established building line of the housing at Bogton.**

**Response:** The proposed building line has been set deliberately close to Eaglesham Road to form a perimeter public frontage which will act as an entrance to the CGA.

- e) **The proposed development has no landscaping open space with 80% of the site being given over to building, access and car parking. This is out of character with the area.**

**Response:** While the site is of a higher density, it has been designed with the built form located close to the southern boundary taking advantage of the mature tree belt of the Police Training College site opposite. It is considered that the private car parking area to the north is satisfactorily broken up by pockets of landscaping with an open SUDs facility to the west which contributes to the landscaped open space.

- f) **The excessive height of the flats creates overlooking and privacy invasion problems to neighbouring dwellings.**

**Response:** The flats are set an adequate distance from the two storey CALA development and it is considered that no unacceptable privacy issues would result.

- g) **Insufficient detail of levels, building dimensions etc has been supplied.**

**Response:** Levels information has been supplied in a revised drawing submitted. The applicant's agent has also submitted a detailed design statement which offers additional information in terms of site analysis, and indicative cross-sections through the site. Sufficient information has therefore been supplied in order to allow full consideration of the proposal.

- h) **The proposal does not constitute an amendment to a previous application when it doubles the size of the development.**

**Response:** While the applicant has described this proposal as an amendment to the previously approved 34 flats development, it has been considered on its own merits given the increased scale of development.

- i) **The front of the flats is, in some instances, less than 10m from Eaglesham Road.**

**Response:** It is agreed that the front elevations of the blocks are in close proximity to Eaglesham Road. However, as explained above the proposed building line has been set deliberately close to Eaglesham Road to form a perimeter public frontage which will act as an entrance to the CGA.

- j) **The height and bulk of the proposed development is totally at variance with surrounding dwellings.**

**Response:** While it is evident that the height and bulk of the proposed flats is considerably different from the nearby surrounding housing this development is proposed as a perimeter public frontage to Eaglesham Road which will result in a strong sense of enclosure to the Bogton farm development.

- k) **If housing were to be built on the vacant land immediately to the north west of the proposal, intrusion and invasion of privacy would be even more unacceptable.**

**Response:** The proposal for housing on the site immediately to the north has recently been withdrawn.

- l) **The proposal is contrary to Policy ENV30.**

**Response:** Policy ENV30 – New Housing Development requires the Council to seek well designed proposals which successfully integrate with their surroundings and which are well related to existing development, public transport, local services and facilities. As mentioned above this proposal contributes to the first phase of the Community Growth Area and as such will provide an 'entrance' to the CGA. It is within an area undergoing considerable change over the next five to ten years and it is considered that this higher density phase can satisfactorily integrate with the Police College to the south and the other lower density detached housing developments to the north. The recent application for townhouses and villas located immediately to the north of the site has been withdrawn. The site is close to public transport routes, local services and facilities.

- m) **Policy ENV31 calls for design statements for applications of this nature. A design statement has not been provided.**

**Response:** The developer has lodged a Design Statement which has been taken into account when considering this proposal.

- n) **Policy ENV32 calls for a design or development brief to be prepared by the Council, for sites where more than 50 units are planned, and in sensitive areas.**

**Response:** This proposal has been designed taking cognisance of the Council's Masterplan Development Framework for the East Kilbride CGA.

- o) **The character of the B764 road between Redwood Drive roundabout and Jackton would be fundamentally and detrimentally altered by the proposed flats, located within 10 metres of the road.**  
**Response:** It is recognised that this flatted development will significantly change the character of this part of the B764. However the development has been carefully designed within the context of the future wider changes with the development of the East Kilbride CGA.
- p) **Although consent has previously been granted for 34 flats on the same site, this conforms to the site capacity as defined in the finalised local Plan, Appendix 1. The maximum height of the four storey flats of the earlier proposal would only be 15m, compared with over 20m for the current proposal.**  
**Response:** This application supersedes the previous 34 flat proposal and has been considered on its own merits but within the context of the CGA. A Design Statement has been lodged which justifies a larger scaled development on this site as a first phase to the CGA. Given that the site sits at a lower level than Eaglesham Road, it is considered that the increased height of the five and six storey blocks can be accommodated satisfactorily in this location and will form a built edge and entrance to the CGA.

These letters have been copied and are available for inspection in the usual manner.

## **6 Assessment and Conclusions**

- 6.1 The applicant has applied for detailed planning consent for 68 flats adjacent to Eaglesham Road opposite the existing Police Training College. The two bedroom flats are aimed at first and second time buyers. With the exception of the smaller area to the west which accommodates a SUDs scheme, the proposed development is located on land which formed part of a larger application site which received outline planning consent for residential development in July 2005. More recently a detailed planning application for 34 flats was considered and approved for the site.
- 6.2 The proposal requires to be assessed against Policies DC1 and SLP6 – Development Control General. These policies state that all planning applications should take fully into account the local context and built form ie development should be compatible in terms of scale, massing and external materials of adjacent buildings and the surrounding area. Proposals should seek to incorporate quality external materials. Policy RES6 – New Housing Development is also relevant. It states that all new housing development should be of a design, scale and materials appropriate to the site and surroundings and should incorporate open space, landscaping and play areas.
- 6.3 This proposal is located within the first phase of a larger 185 hectare East Kilbride Community Growth Area (CGA) promoted through the Finalised South Lanarkshire Local Plan (as modified). All of the proposed blocks of flats with the exception of the larger 'L' shaped block are orientated along Eaglesham Road. The 'L' shaped linked blocks are a prominent feature of the development and when approached from East Kilbride, the overall scheme provides an important edge to the future Community Growth Area. Due to the site being significantly lower than Eaglesham Road, the bulk of the development will be visually reduced in height by around a storey at the roundabout. The group of mature trees on the south side of Eaglesham Road adjacent to the Police Training College acts as a strong sense of mature enclosure to the development site. This together with the established SUDs pond to the west ensures landscaped space around the development which results in the buildings being less dominant in their setting. Given that the site is low lying and at a lower level than the Police Training College buildings it is considered that the mass and

scale of the development is acceptable. Through use of quality finishes to the flats and an appropriate landscaping scheme and boundary treatment, it is considered that the development will merge well with the surrounding land uses and the future CGA to the northwest and recently built residential development to the east.

- 6.4 Policy SLP1 – Greenbelt states that the Council will strongly resist the encroachment or introduction of urban uses without appropriate justification. However, the application site benefits from detailed planning permission for residential development. The additional western area which accommodates the sustainable urban drainage system is still identified on the adopted Local Plan as Greenbelt. However, a SUDS area has already been justified here as it involved the installation of an attenuation pond with no built form on this part of the site.
- 6.5 Policy SLP10 – Sustainable Urban Drainage Systems states that the Council will encourage the use of sustainable urban drainage systems (SUDS) following liaison with SEPA and Scottish Water.
- 6.6 SEPA has raised issues regarding the presence of the Gill burn on the north and eastern boundaries of the site and lengthy discussions between the developer's drainage consultants and SEPA have taken place to ensure that the site can be satisfactorily served by a sewerage scheme together with safeguarded against future flooding. Following full assessment by SEPA of the proposed drainage information they have withdrawn a previous objection subject to conditions relating to provisions being made in perpetuity for the effective long term maintenance and management of the flow path.
- 6.7 The proposal also requires to be assessed against the South Lanarkshire Local Plan (Finalised Plan). The relevant policies within this document area DM1 – Development Management, ENV30 – New Housing Development, ENV31- Design Statements and ENV36 – Sustainable Urban Drainage Systems (SUDS).
- 6.8 DM1 is similar to DC1/ SLP6 in that the proposal should take account of the local context and built form and should be compatible with adjacent buildings in terms of scale, massing, design, external materials and impact on amenity. As detailed above it is considered that the scale and massing of the flatted dwellings is acceptable in the context of the surrounding area given that the Police Training College complex exists to the south and the application site is lower lying. It is considered that the flats, although dominant, will act as an 'entrance' to the future Community Growth Area and will not appear totally out of scale within that context.
- 6.9 Policy ENV30 states that new housing will require to promote quality and sustainability in its design and layout and should make a positive contribution to the character and appearance of the urban or rural environment in which it is located. In this instance it is considered that in the context of the future CGA the development is satisfactory in terms of scale and design. It is important however, that quality finishing materials are used and any approval would be conditioned to control this. The site is close to public transport routes, local services and facilities and is therefore acceptable in terms of sustainability.
- 6.10 Policy ENV31 requires all planning applications for new development to be accompanied by a Design Statement. This information has been supplied and has been carefully considered. Policy ENV36 requires the use of SUDS following liaison with SEPA, Scottish Water and the Council's Flood Risk Systems Officer. As advised earlier, detailed information on drainage and flood risk has been supplied to SEPA by the developer and SEPA has withdrawn their previous objection subject to



conditions to ensure that in terms of flood risk appropriate provisions are made in perpetuity for the effective long term maintenance and management of the flow path.

- 6.11 Twelve letters of representation have been received with the points raised being carefully considered and responded to within this report (section 5). In addition the local Community Council were consulted and have lodged points of objection. However, it is considered that the points raised do not merit refusal of this proposal.
- 6.12 I am satisfied that the development of this site will result in the provision of an acceptable flatted development at this location given that it contributes to the first phase of the future Community Growth Area. In the context of the CGA this higher density development meets the urban form and density guidelines of the South Lanarkshire Council Masterplan Development Framework document.
- 6.13 Overall the development is satisfactory from a planning point of view and complies with the Local Plan. I therefore recommend that planning permission be granted.

## **7 Reasons for Decision**

- 7.1 The proposal is consistent with the relevant policies contained within the adopted East Kilbride and District Local Plan and the finalised South Lanarkshire Local Plan. In addition the proposal meets the parameters of the SLC Masterplan Framework Document relating to the future East Kilbride Community Growth Area.

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**2 March 2009**

## **Previous References**

- ◆ EK/06/0264 – Erection of 34 Flatted dwellings approved 06/11/06
- ◆ EK/04/0389 – Residential Development(Outline) approved 14/07/05

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Roads and Transportation Services (East Kilbride) 28/04/2008
  - Environmental Services 30/04/2008
  - West of Scotland Archaeology Service 22/05/2008
  - S.E.P.A. (West Region) 27/05/2008
  - Roads & Transportation Services H.Q. (Flooding) 23/05/2008
  - Scottish Water 09/06/2008

Roads and Transportation Services (East Kilbride)	14/07/2008
Education Resources	05/08/2008
S.E.P.A. (West Region)	08/08/2008
S.E.P.A. (West Region)	16/10/2008
S.E.P.A. (West Region)	26/01/2009

► Representations

- Representation from : George Gibson, 'High Barn', Thorntonhall, G74 5AQ, DATED 23/04/2008
- Representation from : Claire D A Marr, Jackton & Thorntonhall Community Council, Little Park House, Jackton, G75 8RR, DATED 29/04/2008
- Representation from : A G Stewart, Newhouse of Jackton, Near East Kilbride, G75 8RR, DATED 02/05/2008
- Representation from : Ann McCormick, 331 Eaglesham Road, Jackton, East Kilbride, G75 8RW, DATED 20/05/2008
- Representation from : Mr J Barclay, Littlepark Cottage, Jackton, East Kilbride, G75 8RR, DATED 08/05/2008
- Representation from : Mr John Owens, 12 Bentinck Grange, East Kilbride, G74 5PL, DATED 12/05/2008
- Representation from : RWG & Mary Johnston, 346 Eaglesham Road, Jackton, East Kilbride, G75 8RW, DATED 25/04/2008
- Representation from : Helen & William McEwan, Hillcrest, Hayhill Road, Thorntonhall, East Kilbride, DATED 25/04/2008
- Representation from : L J Whyte & Margaret Whyte, 325 Eaglesham Road, Jackton, East Kilbride, G75 8RW, DATED 25/04/2008
- Representation from : Owner Occupier, 336 Eaglesham Road, Jackton , East Kilbride, DATED 02/06/2008
- Representation from : Iain & Marjory Leonard, 7 Medwin Gardens, East Kilbride, G75 8JZ, DATED 02/06/2008
- Representation from : Jean MacKenzie, 338A Eaglesham Road, Jackton, East Kilbride, G75 8RW, DATED 02/06/2008

**Contact for Further Information**

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

Maud McIntyre, Planning Officer, Civic Centre  
 Ext. 6385 (Tel :01355 806385 )  
 E-mail: Enterprise.ek@southlanarkshire.gov.uk

**CONDITIONS**

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 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.
- 4 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 5 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.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 6 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 buildings 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.
- 7 That before development starts, details of all boundary treatment including any gabion features/retaining walls, 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.
- 8 That before the flatted dwellings hereby approved are completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 9 That before the development hereby approved is completed or brought into use, a 2.0 metre wide footway shall be constructed along the entire south side of the internal carriageway of the site (shaded blue) to the specification of the Council as Roads and Planning Authority.

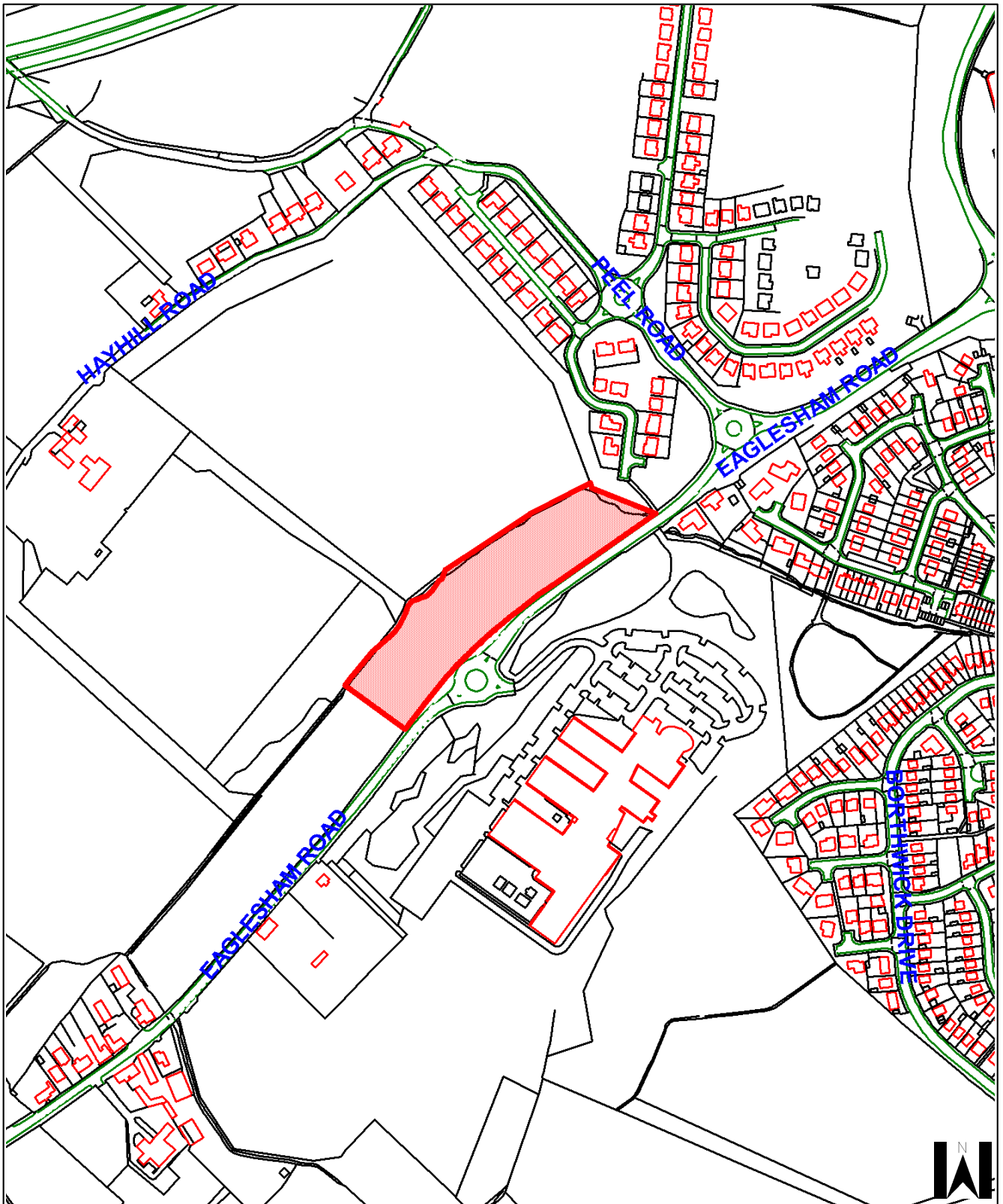
- 10 That no flatted dwellinghouse shall be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 11 Development shall not commence until details of surface finishes to all parking and manoeuvring areas has been submitted for the consideration and written approval of the Council as Planning Authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the Council as Planning Authority.
- 12 That before the development hereby approved is completed or brought into use, 137 car parking spaces (2.5m x 5m modules) shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 13 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 14 That prior to the occupation of any flatted units hereby approved, the flowpath scheme (as detailed on drawings nos. 187/PL700 Rev D and 1209-004-006) shall be implemented to the satisfaction of SEPA and the Council as Planning Authority.
- 15 That prior to the commencement of development a detailed design specification of the flowpath (as shown on drawings nos. 187/PL700 Rev D and 1209-004-006) shall be submitted and approved by the Council as Planning Authority.
- 16 That prior to the occupation of any flatted units hereby approved the flowpath scheme approved under conditions 14 and 15 above shall be implemented and maintained/managed thereafter to the satisfaction of SEPA and the Council as Planning Authority.
- 17 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.
- 18 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.
- 19 That no part of the development shall be occupied until the drainage arrangements required under Condition 18 above are implemented to the satisfaction of the Council as Planning Authority.
- 20 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 flatted 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.

- 21 Prior to development commencing on site, a scheme of dust monitoring shall be submitted to and approved 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.
- 22 That a report addressing the issue of noise shall be compiled by a competent person assessing the suitability of the site for residential development. The report must include information relating to any noise insulation proposals required to reduce noise affecting both the internal and external environments of the proposed development and where appropriate, should include reference to PAN56.
- 23 That prior to commencement of site works, the applicant shall undertake a survey and submit a report 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 Environmental act 1995, will not be exceeded at the proposed development. The survey and report should use a method based on the principles set out in the Scottish Government publication 'Local Air Quality Management Technical Guidance LAQM.TG(03)' or a method that has been agreed with the Planning Authority.
- 24 Prior to the commencement of development on site, an energy statement which demonstrates that on-site zero and low carbon energy technologies contribute at least an extra 15% reduction in CO<sub>2</sub> emissions beyond the 2007 building regulations carbon dioxide emissions standard, shall be submitted to and approved in writing by the Council as Planning Authority. The statement shall include:
- a) the total predicted energy requirements and CO<sub>2</sub> emissions of the development, clearly illustrating the additional 15% reduction beyond the 2007 building regulations CO<sub>2</sub> standard;
  - b) a schedule of proposed on-site zero and low carbon energy technologies to be included in the development and their respective energy contributions and carbon savings;
  - c) an indication of the location and design of the on-site energy technologies; and
  - d) a maintenance programme for the on-site zero and low carbon energy technologies to be incorporated.
- 25 The approved on-site zero and low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Council as Planning Authority.

## REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of the visual amenity of the area.
- 6 In the interests of amenity.
- 7 These details have not been submitted or approved.
- 8 In the interest of public safety
- 9 In the interest of public safety
- 10 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 11 These details have not been submitted or approved.
- 12 To ensure the provision of adequate parking facilities within the site.
- 13 In order to retain effective planning control
- 14 To ensure the provision of a satisfactory land drainage system.
- 15 To ensure the provision of a satisfactory land drainage system.
- 16 To ensure the provision of a satisfactory land drainage system.
- 17 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.
- 18 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.
- 19 To ensure 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.
- 20 These details have not been submitted.
- 21 To minimise the risk of nuisance from dust to nearby occupants.
- 22 In the interests of residential amenity.
- 23 To ensure satisfactory air quality for future occupiers.
- 24 To secure a reduction in carbon dioxide emissions.
- 25 To secure the timeous implementation of on-site zero and low carbon energy technologies.

For information only



For information only