

	<h1>Report</h1>	Agenda Item <h1>7</h1>
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Report to: **Planning Committee**
 Date of Meeting: **08 June 2010**
 Report by: **Executive Director (Enterprise Resources)**

Application No: HM/08/0005
 Planning Proposal: Erection of 12 Dwellings and Creation of New Road

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Muirhouse Properties
- Location : Land at top of Keir Hardie Road Larkhall

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission – Subject to Conditions (Based on the Conditions Attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine the application.
- (2) If planning consent is granted, the decision notice should be withheld until a financial contribution of £3000 for the improvement of community facilities in the area is agreed and submitted by the applicant.

3 Other Information

- ◆ Applicant's Agent:
- ◆ Council Area/Ward: 20 Larkhall
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**
 Policy RES6 – Residential Land Use Policy
 Policy ENV31 – New Housing Development
 Policy DM1 – Development Management
 Policy ENV2 – Local Green Network Policy
 ENV11 – Design Quality
 Policy ENV12 – Flooding
 Policy ENV31 – New Housing Development
 Policy ENV35 – Water Supply
 Policy ENV36 – Foul Drainage and Sewerage
 Policy ENV37 – Sustainable Urban Drainage Systems
Residential Development Guide

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

Leisure Services (Amenity Services) FAO: Ian Guild

Environmental Services

Roads and Transportation Services (Hamilton Area)

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

Power Systems

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

Larkhall Community Council

TRANSCO (Plant Location)

Enterprise Resources - Estates

Planning & Building Control HQ

Planning Application Report

1 Application Site

- 1.1 The application relates to a large irregular shaped raised area of unmaintained waste land located on the edge of Larkhall Industrial Estate. The industrial estate borders the southern boundary of the site. To the north is Keir Hardie Road from which the site gains vehicular access. To the east and west the site is bounded by the residential properties of McCallum Road and Machan Road respectively.
- 1.2 The site which extends to approximately 0.3 hectares, rises approximately 3.7 metres in height above the garden/road level of the adjoining residential properties and is currently used as an unauthorised tip.

2 Proposal(s)

- 2.1 The applicant has submitted a planning application which proposes the removal of this raised area of unmaintained land and the leveling of the site to reflect the ground level of the adjoining housing to allow the formation of twelve dwellinghouses with associated access road. The leveling of the site will necessitate the installation of gabion baskets along the southern edge of the application site.
- 2.2 The proposed dwellings will incorporate a mix of 4 semi detached and 8 terraced houses all of which are two storey in height. The height and style of the proposed dwellings will reflect that of the local authority housing immediately adjoining the site.
- 2.3 The new access road to serve the development which will extend out to Keir Hardie will be brought up to an adoptable standard. This will necessitate improvements and upgrading of the existing access point of the site with Keir Hardie Road which also serves the adjoining local authority housing site.

3 Background

3.1 Local Plan Policy

- 3.1.1 It should be noted that this application was registered in January 2008 prior to the adoption of the South Lanarkshire Local Plan. Under the now superseded Hamilton District Local Plan the application site was identified as an area for industrial use (Policy ED1). The site however was not included as a marketable site in the industrial land supply
- 3.1.2 The application requires to be assessed against the relevant policies of the adopted South Lanarkshire Local Plan. The policies relevant to this site are Policy RES 6 – Residential Land Use which seeks to safeguard the amenity of existing residential areas and protect them from the introduction of inappropriate uses and Policy ENV2 – Local Green Network Policy – which states that within these areas the Council will seek to protect and support actions to enhance the Local Green Network. Loss of an area in whole or part will only be permitted where it can be demonstrated that development will enhance the existing situation in respect of wildlife, biodiversity, townscape quality and character, amenity and access.

- 3.1.3 Supplementary design criteria that all new developments should adhere to is identified in Policies DM1 – Development Management, ENV11 – Design Quality, ENV31 – New Housing Policy.
- 3.1.4 Policy DM1 requires that proposals take account of the local context and built form. 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.
- 3.1.5 Through Policy ENV37 – Sustainable Urban Drainage System the Council promotes the requirements for SUD's in appropriate developments. Whereas, 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
- 3.16 South Lanarkshire Council's Residential Development Guide must also be considered. This guide provides additional advice and sets out the criteria against which new housing development should be assessed.

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. Scottish Planning Policy further recognises that infill developments are seen as a useful contribution to the housing supply providing the character and amenity of the existing residential area is not unacceptably damaged by the effects of the development.

3.3 **Planning Background**

- 3.3.1 None relevant.

4 **Consultation(s)**

- 4.1 The application has been in for a considerable period of time however where considered appropriate/necessary consultees have been reconsulted with regard to the detail of the revised proposal.
- 4.2 **Environmental Services** – Have no objection to the proposal subject to the attachment of an appropriate condition in regard to a site investigation and assessment being undertaken in respect of contaminated land and advisory notes in respect of noise levels during construction and demolition.
Response: Noted. The appropriate conditions and informatives will be attached to any consent granted.
- 4.3 **Scottish Power** – Have no objections to the proposals, however, they have submitted plans showing the location of their apparatus in the area.
Response: Noted. This information has been passed on to the applicant.
- 4.4 **Roads and Transportation Services** – Have advised that the existing road leading to the site is private and not maintained by SLC as part of the public road network.

The road will require to be brought up to an adoptable standard, this will necessitate alterations to the existing kerb lines at Keir Hardie Road and the existing parking bays. They have further advised that subject to the attachment of appropriate conditions in regard to provision of a 2 metres footway, the formation of driveways and car parking constructed in accordance with their current guidelines, they have no objection to the proposal.

Response: Noted. Appropriate conditions will be attached to any consent granted.

- 4.5 **SEPA** - Requested that should planning consent be granted conditions be attached requiring foul drainage from the site to be discharged to the public sewerage system. The applicant must treat surface water from the site in accordance with the principles of SUDS and Construction/demolition works associated with the development must be carried out with due regard to SEPA's guidelines on avoidance of pollution.

Response: Noted. Any consent granted will be appropriately conditioned.

- 4.6 **Roads and Transportation Services (Flooding)** - Have commented that they have no objections to the proposal subject to the attachment of appropriate conditions in relation to the submission of a Drainage Impact Assessment, the provision of an appropriate SUDS scheme, the submission of details in respect of flood prevention and the site being served by an appropriate sewerage scheme.

Response: Noted. Appropriate conditions will be attached to any consent granted.

- 4.7 **Scottish Water** - Have no objections to the proposal. They have commented that whilst there is currently sufficient capacity within the Camps Water Treatment Works to accommodate the proposed development there may be issues to be addressed in respect of water pressure and network upgrading. The developer should therefore contact Scottish Water direct to discuss these issues.

Response: Noted. In accordance with standard practice any consent granted will be conditioned to ensure that no dwellings are commenced until the developer provides written agreement from Scottish Water that the site can be served by an appropriate sewerage and water scheme.

- 4.8 **Scotland Gas Networks** - Have no objections to the proposal, they have submitted details indicating the location of their apparatus in the area.

Response: Noted. This information has been passed on to the applicant.

- 4.9 **Larkhall Community Council** - No response to date

Response: Noted.

- 4.10 **Leisure Services** - No response to date.

Response: Noted. .

- 4.11 **Asset Register Manager** - No objections to the proposal.

Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised in the Hamilton Advertiser as Development Potentially Contrary to the

Development Plan. Three letters of objection were received. The grounds of objection are summarised as follows:

- (a) **Security - The proposed development will result in the removal of the existing high fence and trees located directly behind the rear boundaries of the residential properties of Machan Road. These currently provide the residents of Machan Road with a degree of security which will be lost if the development proceeds.**

Response: The applicants propose to retain as much of the boundary foliage as possible to provide the setting with some maturity. During construction works the existing fence will remain. The installation of any replacement fence will require to be agreed with the Council as Planning Authority before any development commences on site and will be conditioned accordingly.

- (b) **The proposed footpath to the rear of the properties could result in people loitering and drinking in this area hidden from public view.**

Response: Whilst nuisance is not a planning consideration but a matter to be dealt with privately or through the police, the applicant has submitted amended plans substantially reducing the scale of the footpath to ensure that whilst the residents will have rear access, no through access will be created.

- (c) **The proposed play area will not be used by the children it was designed for but will exacerbate an existing situation attracting troublesome youths. These youths will create noise nuisance and litter causing no end of trouble for the residential properties located nearby. The play area should therefore be repositioned or removed from the proposal.**

Response: Amended plans removing the proposed play area have been submitted. The area will now be landscaped to create an attractive entrance to the site.

- (d) **There is no indication of site levels for the proposed housing, the objector cannot ascertain if the proposed housing will overlook his property.**

Response: The proposed ground level of the development will be dropped to reflect the levels of the housing on McCallum Road. Appropriate conditions will be attached to ensure the submission of detailed design information on the sites profile, levels and stability to the Planning Service before commencement of any works on site.

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 applicant seeks detailed planning consent for the removal of this raised area of unmaintained land and the leveling of the site between Keir Hardie Road and McCallum Road, Larkhall to allow the formation of 12 dwellinghouses and associated access road. The main considerations in determining this application are whether the proposal complies with the approved planning policies applicable to the site and any other relevant material considerations i.e. the proposed development's impact in relation to the road network and road safety, impact upon open space provision, pollution (noise, dust etc) and the proposal's impact upon adjacent housing.
- 6.2 As previously stated this application has been lying dormant for a considerable period of time whilst issues in respect of the ownership, removal of the land and

layout are agreed. This has proved to be a lengthy process. However it is considered that sufficient information has now been received to allow the determination of the application and that all outstanding issues can be adequately resolved through the imposition of appropriate conditions.

- 6.3 The adopted South Lanarkshire Local Plan represents the Council's Policy on land use throughout the Council's area. This plan identifies the area as being affected by Policies ENV2 and RES6. Policy RES 6 – Residential Land Use seeks to safeguard the amenity of existing residential areas and protect them from the introduction of inappropriate uses. The proposal raises no issues in this regard. With regard to Policy ENV2 – Local Green Network, the Council aims to protect and support actions to enhance the Local Green Network. Loss of an area in whole or part will only be permitted where it can be demonstrated that development will enhance the existing situation in respect of wildlife, biodiversity, townscape quality and character, amenity and access. It is considered that the re-development of the application site presents an ideal opportunity to significantly improve the visual amenity of the immediate area, through the provision of a high quality development. Incorporated within any such proposal would be the retention/improvement of any natural landscape features. The site does not currently have any access links across it nor does it contribute positively in terms of wildlife or biodiversity. And therefore the proposal is considered to satisfy the criteria of Policy ENV2.
- 6.4 In addition, supplementary design criteria to which all new developments should adhere is set out in Policies ENV31 – New Housing Development and DM 1 – Development Management. Policy ENV31 seeks 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 DM1 requires that proposals take account of the local context and built form. Given that the application site is a visual eyesore it is considered that the re-development of this area will enhance the visual amenity of surrounding area. Given the similarity of proposed house types to those immediately adjoining the site it is considered that the development reflects the character and layout of the surrounding development and can be satisfactorily integrated into the existing pattern of development without detriment to the amenity of the surrounding area. Given the above, I am satisfied that the proposal conforms with the above policies.
- 6.5 Appropriate conditions have been attached in respect of the compliance with within Policies ENV11 – Design Quality, ENV12 – Flooding, ENV35 – Water Supply, ENV36 – Foul Drainage and Sewerage and ENV37 – Sustainable Urban Drainage Systems. The proposal raises no concerns in this regard
- 6.6 I am also satisfied that the proposed residential development fully accords with guidelines expressed in the Council's Residential Development Guide particularly in regard to house to plot ratios, garden depths and distances from existing dwellinghouses,
- 6.7 In regard to road safety, Roads and Transportation Services have no objections to the proposal but require the access road to be brought up to an adoptable standard, this will include alterations to the existing kerb lines at Keir Hardie Road and the existing parking bays. It is considered that these alterations will improve traffic safety at the junction of the site with Keir Hardie Road. I am satisfied that on this basis the proposal is acceptable and raises no road safety concerns.

- 6.8 Statutory consultees have been consulted on the proposal and have raised no objection to the development subject to the attachment of a number of conditions. These conditions have been attached where considered necessary.
- 6.9 With regard to the concerns raised by adjoining residents, these are discussed in detail in Section 5 of the report. It is considered that these concerns have been satisfactorily addressed and appropriate conditions have been attached where considered necessary. I am satisfied that the concerns raised are not sufficient to warrant the refusal of this planning application.
- 6.10 In accordance with the Council's Residential Development Guide, the applicant has agreed to provide a financial contribution of £3000 towards upgrading recreational provision in the area in lieu of providing play facilities in the site, which would be payable to the Council prior to the issue of consent.
- 6.11 Council policy generally encourages development which is comprehensive in nature and both sensitive and responsive to the character of the immediate locality. In this instance the Council recognises the potential for development at the site which will improve the quality and appearance of the local environment. Whilst nearby residents may experience a degree of disruption during construction, there can be no doubt that the adjoining residents will benefit from having a substantially improved visual outlook and the existing access onto Keir Hardie Road improved to an adoptable standard.
- 6.12 After full consideration of this current proposal I am of the opinion that the development will result in the positive regeneration of a vacant site which has become unsightly. The proposal will enhance the surrounding area and given the similarity of proposed house types to those immediately adjoining the site the development can be satisfactorily integrated into the existing pattern of development without detriment to the amenity of the surrounding area. However given the difference in ground levels between the existing and proposed levels within the application site any planning consent granted will be conditioned to ensure the submission of detailed design information on the sites profile, levels and stability together with the proposed arrangements for removal which will require to be agreed in writing with the Planning Authority before the commencement of any works on site.
- 6.13 On the basis of the above it is therefore recommended that planning permission be granted.

7 Reasons for Decision

- 7.1 The development accords with Policy RES6 – Residential land Use, and Policy ENV2 –Green Network of the adopted South Lanarkshire Local plan. Furthermore the proposal raises no concerns in respect of compliance with the design criteria as detailed in policies DM1 – Development Management, ENV31 – New Housing Development ENV11 – Design Quality, ENV12 – Flooding, ENV35 – Water Supply, ENV36 – Foul Drainage and Sewerage and ENV37 – Sustainable Urban Drainage Systems of the adopted South Lanarkshire Local Plan. There will be no road safety issues or loss of amenity to nearby residential properties resulting from the proposal.

Colin McDowall
Executive Director (Enterprise Resources)

25 May 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Press Advert
- ▶ Neighbour notification Certificate

- ▶ Consultations
 - TRANSCO (Plant Location) 28/01/2008
 - Environmental Services 24/01/2008
 - Enterprise Resources - Estates 04/02/2008
 - Planning & Building Control HQ 01/02/2008
 - Power Systems 22/01/2008
 - Planning & Building Control HQ 05/02/2008
 - Roads and Transportation Services (Hamilton Area) 08/02/2008
 - Roads & Transportation Services H.Q. (Flooding) 11/03/2008
 - S.E.P.A. (West Region) 12/05/2008
 - Roads and Transportation Services (Hamilton Area) 28/10/2008
 - Enterprise Resources - Estates 21/10/2008
 - TRANSCO (Plant Location) 21/10/2008
 - Scottish Water 21/10/2008
 - Scottish Water 14/10/2008
 - Roads and Transportation Services (Hamilton Area) 08/02/2008
 - S.E.P.A. (West Region) 16/12/2008

- ▶ Representations
 - Representation from : Mr & Mrs D Stenhouse, 95 Machan Road, Larkhall, ML9 1HU, DATED 28/10/2008
 - Representation from : Mr & Mrs Hastie, 113 Machan Road, Larkhall, ML9 1HU, DATED 30/01/2008
 - Representation from : Irvine Kinghorn, 103 Machan Road, Larkhall, ML9 1HU, DATED 12/02/2008

Contact for Further Information

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

Christina Laird, Planning Officer, Brandon Gate, Hamilton

Ext 3513 (Tel: 01698 453513)

E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers: 1, 2, 3 and 4 dated May 2010.
- 2 The development hereby permitted shall be started within three years of the date of this permission.
- 3 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.
- 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 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.
- 6 That the facing materials to be used for the external walls and roof of the new build hereby approved shall match in colour and texture those of the existing adjoining building on the site to the satisfaction of 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 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.
- 9 That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 8 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 10 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any such order revoking or re-enacting that order), no gates, fences, walls or other means of enclosure shall be

erected between the front of the dwellinghouse and the adjoining road.

- 11 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.
- 12 That before the development hereby approved is completed or brought into use, a turning space shall be provided within the site to enable vehicles to enter and leave the application site in forward gears at all times.
- 13 That before the development hereby approved is completed or brought into use, a private vehicular access or driveway of at least 6 metres in length shall be provided and the first 2 metres of this access from the heel of the footway/service strip shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.
- 14 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.
- 15 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.
- 16 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.
- 17 That the dwellings hereby approved shall not commence on site until the new access road which will extend out to Keir Hardie Road has been constructed to a standard acceptable to the Council as Planning Authority and no dwellings shall be occupied until the access roads has been constructed to adoptable standard to the satisfaction of the Council as Planning Authority (or as otherwise agreed in writing with the Council as Planning Authority)
- 18 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 15 above.
- 19 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).
- 20 That before the development starts, a certificate or report from a recognised firm of chartered engineers shall be submitted to the Council as Planning Authority confirming the structural stability of the gabian retaining walls shown coloured YELLOW on the approved plans. Thereafter the developer shall incorporate the full recommendations and requirements of the certificate or report in the design

and construction of the development approved under this consent.

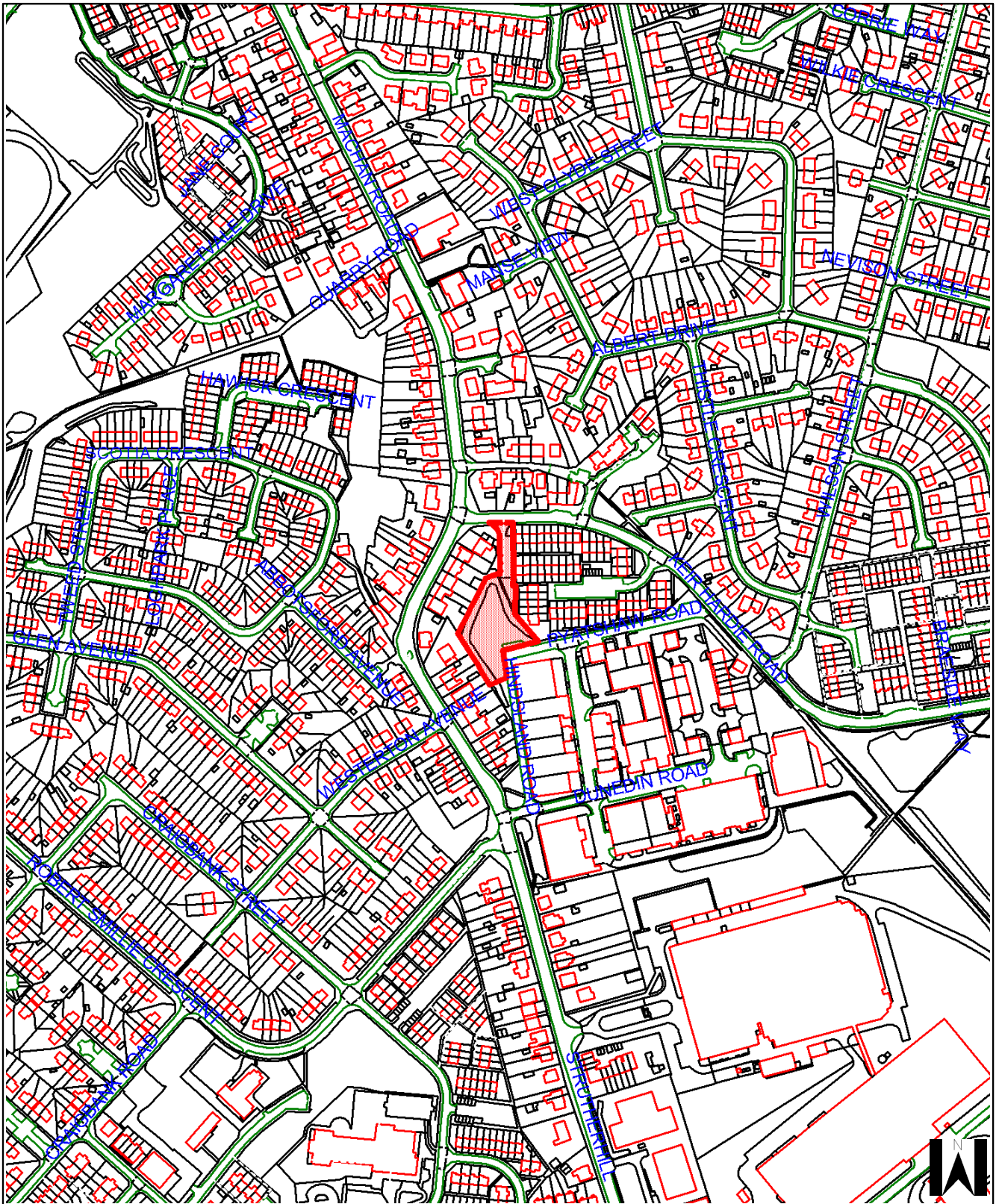
- 21 (a) Prior to commencement of any works on site, a comprehensive site investigation carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:
- (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
 - (ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;
 - (iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.
- (b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.
- (c) If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.
- 22 That before the development starts, a certificate from a recognised firm of chartered engineers shall be submitted to the Council as Planning Authority confirming the stability of the site.
- 23 That before any works commence on site a detailed Construction Management Plan in respect of all earth works to be removed from the site together with final levels and detailed sections shall be submitted and agreed in writing with the Council as Planning Authority
- 24 That work on the dwellings hereby approved shall not commence until all ground works have been completed and the site leveled to the satisfaction of the Council as Planning Authority

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 In the interests of the visual amenity of the area.

- 4 In the interests of amenity.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 To ensure satisfactory integration of the proposed extension 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 These details have not been submitted or approved.
- 9 In order to retain effective planning control
- 10 In the interests of amenity and in order to retain effective planning control.
- 11 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.
- 12 In the interest of public safety
- 13 To prevent deleterious material being carried into the highway.
- 14 To ensure the provision of a satisfactory land drainage system.
- 15 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.
- 16 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.
- 17 In the interest of road safety
- 18 To ensure the provision of a satisfactory land drainage system.
- 19 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 20 In the interests of amenity
- 21 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 22 To ensure the mineral stability of the site
- 23 To secure satisfactory reinstatement of the site.
- 24 In the interests of amenity and in order to retain effective planning control.

For information only



For information only