

Report

Report to:	Planning Committee
Date of Meeting:	19 November 2019
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/19/0362
Planning proposal:	Residential development (Phase 2): approval of matters specified in conditions relating to 1a), b), d), h), 4-8, 11, 14, 16, 20, 22, 24-26, 29, 30, 33, 35, 39 and 44 of planning consent in principle HM/13/0352 (re: site layout & design, dust management, site investigation, noise, flood risk, archaeology, outdoor access, travel pack and habitat management).

1 Summary application information

Application type:	Approval of matters specified in conditions
Applicant:	Persimmon Homes
Location:	Larkhall Community Growth Area Summerlee Road Larkhall South Lanarkshire

2 Recommendation(s)

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

- (1) Grant matters specified in conditions (subject to conditions) based on conditions attached

2.2 Other actions/notes

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

3 Other information

- ♦ Applicant's Agent: N/A
- ♦ Council Area/Ward: 20 - Larkhall
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 1 - Spatial Strategy
Policy 2 - Climate Change
Policy 4 - Development management and Place Making
Policy 5 - Community Infrastructure Assessment

Policy 12 - Housing Land
 Policy 13 - Affordable Housing and Housing Choice
 Policy 14 - Green Network and Greenspace
 Policy 16 - Travel and Transport
 Policy 17 - Water Environment and Flooding

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

Residential Design Guide (2011)

**Proposed South Lanarkshire Local Development Plan 2
 (Volumes 1 and 2) (2018)**

Policy 1 - Spatial Strategy
 Policy 2 - Climate Change
 Policy 5 - Development Management and Place Making
 Policy 7 - Community Infrastructure Assessment
 Policy 15 - Travel and Transport
 Policy 16 - Water Environment and Flooding
 Policy DM1 - New Development Design
 Policy - SDCC2 - Flood Risk
 Policy SDCC3 - Sustainable Drainage Systems
 Policy SDCC4 - Sustainable Transport
 Policy DM15 - Water Supply
 Policy NHE18 - Walking, cycling and riding routes
 Policy NHE20 – Biodiversity

♦ **Representation(s):**

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

♦ **Consultation(s):**

SEPA Flooding

Roads Flood Risk Management

Roads Development Management Team

Environmental Services

Larkhall Community Council

Transport Scotland

Countryside & Greenspace

Education Resources

Roads Geotechnical

Coal Authority Planning Local Authority Liaison Department

Scottish Natural Heritage

West of Scotland Archaeology Service

Planning Application Report

1 Application Site

- 1.1 The application relates to an area of land located to the north-eastern edge of Larkhall. The site forms part of the eastern section of Larkhall Community Growth Area (CGA) and extends to approximately 10.60 hectares. The site is greenfield former farmland which gradually slopes from Duke Street towards the south eastern corner of the site. A road serving R&J Leather to the south of the site also provides access to a Scottish Water facility to the north of the M74 and splits the site down the middle in a north/south axis. To the north and south of the site there are woodland strips bounding the M74 or commercial premises and open space to the south. Phase 1 of the CGA is currently being constructed to the west of the site. There are two existing trees within the site in the vicinity of the former Tile Cottage and hedges line either side of the Scottish Water access road.
- 1.2 Vehicular access to the western half of the site is taken from the south western corner, off Duke Street, whilst access to the eastern half of the site is taken from the north west of the Scottish Water access road. There is currently no footway along the full frontage of Duke Street. A recently constructed roundabout includes footways on that section of the site frontage.

2 Proposal(s)

- 2.1 The applicant seeks approval of matters specified in conditions 1a), b), d), h), 4-8, 11, 14, 16, 20, 22, 24-26, 29, 30, 33, 35, 39 and 44 of planning permission in principle (HM/13/0352) granted for residential development with associated landscaping, roads, neighbourhood centre, community facilities and infrastructure works. This current proposal relates to Phase 2 of the Larkhall Community Growth Area (CGA). In terms of the detail of the proposal, the submitted layout shows the provision of 273 dwellinghouses within the site incorporating a variety of two and three bedroom terraced, semi-detached and detached two storey properties. The proposed dwellings would incorporate a variety of parking arrangements including integral or detached garages. The proposed external materials for the dwellings would be a mixture of red or grey concrete roof tiles, render and brick walls and UPVC windows.
- 2.2 The site would be accessed via the recently constructed roundabout on Duke Street which is located along the western boundary of the site and links into the Phase 1 CGA development. The layout includes pockets of amenity open space in addition to a green corridor running along the route to the existing Scottish Water infrastructure facility located to the north. A SUDS facility will be located in the north-eastern area of the site. Noise mitigation in the form of a bund and/or acoustic fence would be created along the north-eastern edge of the site where the ground levels dip towards the M74.
- 2.3 A Design Statement, Habitat Management Plan, Dust Management Plan, Flood Risk Assessment, Outdoor Access Plan and Site Investigation are among the documents which were submitted as supporting information.

3 Background

3.1 Local Plan Background

3.1.1 The site forms part of the Larkhall Community Growth Area identified under Policy 1 – Spatial Strategy of the adopted South Lanarkshire Local Development Plan. The site also forms part of the 2014 Housing Land Supply under Policy 12 – Housing Land and is covered by the Green Network under Policy 14 – Green Network and Greenspace. The relevant policies in terms of the assessment of this application are Policy 1 – Spatial Strategy, Policy 2 - Climate Change, Policy 4 - Development Management and Place Making, Policy 5 - Community Infrastructure Assessment, Policy 12 – Housing Land, Policy 13 - Affordable Housing and Housing Choice, Policy 14 – Green Network and Greenspace, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding. The Development Management, Place Making and Design Supplementary Guidance relating to 'Design' is also relevant to the assessment of the application. An assessment of the proposal against the above policies is contained in Section 6 of this report.

3.1.2 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance, Policy 1 - Spatial Strategy, Policy 2 – Climate Change, Policy 5 - Development Management and Place Making Policy, Policy 7 - Community Infrastructure Assessment, Policy 11 - Housing, Policy 13 - Green Network and Greenspace, Policy 15 - Travel and Transport and Policy 16 - Water Environment and Flooding are relevant. Volume 2 of the Proposed Plan contains further policy guidance that will be used when assessing planning applications. In this instance, Policies DM1 - New Development Design, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems, SDCC4 - Sustainable Transport, DM15 - Water Supply, NHE18 - Walking, cycling and riding routes and NHE20 – Biodiversity are relevant.

3.2 Relevant Government Advice/Policy

3.2.1 In terms of Housing, Scottish Planning Policy states that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements across all tenures. New housing developments should be integrated with public transport and active travel networks, such as footpaths and cycle routes, rather than encouraging dependence on the car. New streets should connect well with existing streets and with walking and cycling networks, and allow for links into future areas of development.

3.2.2 Designing Streets – A Policy Statement for Scotland supports Designing Places and was introduced in March 2010 and marks the Scottish Government's commitment to move away from a standardised engineering approach to streets and to raise the quality of design in urban and rural development. Development layouts should be designed to encourage a safe environment for pedestrians and cyclists with narrower streets, carefully positioned dwellings, landscaping and off-street parking which can be more effective at achieving slower traffic movements.

Permeability which encourages walking is now seen as a high priority and footpath links are encouraged to ensure that houses can be easily accessed from main public transport routes.

3.3 **Planning Background**

3.3.1 The application site forms part of the land associated with the planning permission in principle consent which was approved by the Planning Committee on 27 May 2014 for Residential Development with Associated Landscaping, Roads, Neighbourhood Centre, Community Facilities and Infrastructure Works (With Environmental Impact Analysis) (HM/13/0352). The planning permission was issued on 25 April 2016 and was subject to the conclusion of a Section 75 Obligation to ensure that appropriate financial contributions are made at appropriate times during the development towards the following:

- The provision of additional nursery, primary and secondary education accommodation as agreed to address the effect of the proposed development.
- The provision of improvements to roads infrastructure including identified junction improvements.
- The provision of appropriate community facilities (either on site or off) in order to support the population associated with the proposed development.
- Transportation infrastructure and services provision (including subsidised bus routes).
- The provision of affordable housing on site and by way of a commuted sum, or a mixture of both.

3.3.2 Detailed planning permission was granted to Persimmon Homes for the formation of a roundabout, pavement and associated services to access Phase 1 of Larkhall CGA residential development on 27 June 2016 (HM/16/0215).

3.3.3 Persimmon Homes obtained approval of matters specified in conditions 1a), b), 4-8, 11, 14, 16, 19, 20, 22, 24, 26, 29, 30, 33, 34, and 44 of planning permission HM/13/0352 on 23 August 2016 (HM/16/00198) which essentially formed Phase 1 of the Larkhall CGA residential development.

4 **Consultation(s)**

4.1 **Countryside and Greenspace** – have no objection to the application. The submitted Habitat Management and Access Plans are considered to be acceptable.

Response: Noted.

4.2 **Education Resources** – have no objection to the application.

Response: Noted.

4.3 **Environmental Services** – the noise impact assessment (NIA) recommends acoustic fences along the boundary facing the motorway, around Shaws scrap yard and around plots 124-128. The fence around the scrap yard is not shown on the submitted drawings and the NIA states that the fence facing the motorway is to be of different heights at different points along its length although these heights are not shown. The acoustic fence is unlikely to achieve the required minimum surface density of 15 kg/m² as stated in section 9 of the NIA as 19mm is far too thin based on any type of timber typically used in fencing. Further information will

be required to demonstrate that the proposed fence can achieve the required surface density. Properties requiring practicable mitigation should be identified and details of the proposed glazing and ventilation systems should be supplied prior to the completion of the development. The submitted site investigation is satisfactory, however, it details necessary remedial works and verification which will be required. The Dust Mitigation Strategy is satisfactory and, provided there is space at all properties for the 4 bins and suitable access/egress for those bins to be presented for uplift, there should be no problems in terms of storage and collection of refuse.

Response: Noted. The above matters have been discussed with the applicant and appropriately worded conditions would be incorporated into any consent that is issued to address the matters raised.

- 4.4 **Roads Development Management** – have no objection to the application subject to conditions requiring appropriate footway provision, visibility splays, car parking and driveway surfacing.

Response: Noted. Appropriately worded conditions and informatives would be incorporated into any consent to address the above matters.

- 4.5 **West of Scotland Archaeology Service (WOSAS)** – have no objection to the application. The application site has already been adequately investigated through trial trenching in several phases over previous years. There is no requirement for any further archaeological works on this site, therefore, the condition dealing with archaeology can be satisfactorily discharged.

Response: Noted.

- 4.6 **Roads and Transportation Services (Geotechnical Section)** – have no objection to the application.

Response: Noted.

- 4.7 **Roads and Transportation Services (Flood Risk Management Section)** – have no objection to the application subject to the Council's Sustainable Urban Drainage Systems (SUDS) design criteria being satisfied through the completion of a self-certification document.

Response: Noted. Any consent would incorporate appropriately worded conditions to address the matters raised.

- 4.8 **Scottish Water** – no response to date. However, Scottish Water previously raised no objection to the proposed development under the application for planning permission in principle and advised that Skellyton Waste Water Treatment Works has capacity to service the proposed development.

Response: Noted. Any planning consent would be conditioned to ensure that no dwellings are occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards.

- 4.9 **SEPA** – have no objection to the application. SEPA have reviewed the submitted details on the flood risk assessment undertaken for the proposed development and are satisfied that the issues in relation to their interests have been adequately addressed.

Response: Noted.

- 4.10 **Transport Scotland** – have no objection to the application.
Response: Noted.
- 4.11 **Scottish Natural Heritage (SNH)** – have no objection to the application.
Response: Noted.
- 4.12 **Larkhall Community Council** – no response to date.
Response: Noted.
- 4.13 **The Coal Authority** – on the basis that the situation regarding coal mining legacy issues on the site has now been established, the Coal Authority has no objection to the Council discharging Condition 30 of the planning permission in principle.
Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised under the heading of Non-Notification of Neighbours in the Hamilton Advertiser. No letters of representation were received in relation to the application.

6 Assessment and Conclusions

- 6.1 The applicant seeks approval of matters specified in conditions 1a), b), d), h), 4-8, 11, 14, 16, 20, 22, 24-26, 29, 30, 33, 35, 39 and 44 of the planning permission in principle granted for residential development with associated landscaping, roads, neighbourhood centre, community facilities and infrastructure works under application HM/13/0352. The proposal relates to Phase 2 of the Larkhall Community Growth Area (CGA). The determining issues in consideration of this application are its compliance with national and local plan policy and its impact on the amenity of adjacent properties and on the local road network.
- 6.2 In terms of national planning policy, SPP requires Councils to maintain a five year supply of effective housing land. Planning Authorities are also required to promote the efficient use of land by directing development towards sites within existing settlements, where possible, in order to make effective use of existing infrastructure and service capacity. Designing Streets - A Policy Statement for Scotland supports Designing Places and encourages a move away from a standardised engineering approach to streets and promotes quality of design in urban and rural development. Development layouts should be designed to encourage a safe environment for pedestrians and cyclists with narrower streets, carefully positioned dwellings, landscaping and off-street parking which can be more effective at achieving slower traffic movements. Permeability which encourages walking is now seen as a high priority and footpath links are encouraged to ensure that houses can be easily accessed from main public transport routes.
- 6.3 In general land use and policy terms, the principle of the development at this location has previously been assessed and approved under the application for planning permission in principle (HM/13/0352). The application site is within walking distance of local bus services and well integrated into existing walking and cycling networks and the proposed layout takes cognisance of the main standards

encouraged through Designing Streets. It is, therefore, considered that the proposal is in accordance with national planning policy.

- 6.4 In terms of local plan policy, the application site forms part of the Larkhall Community Growth Area identified under Policy 1 – Spatial Strategy of the adopted South Lanarkshire Local Development Plan. The site also forms part of the 2014 Housing Land Supply under Policy 12 – Housing Land and is covered by the Green Network under Policy 14 – Green Network and Greenspace. The relevant policies in terms of the assessment of this application are Policy 1 – Spatial Strategy, Policy 2 - Climate Change, Policy 4 - Development Management and Place Making, Policy 5 - Community Infrastructure Assessment, Policy 12 – Housing Land, Policy 13 - Affordable Housing and Housing Choice, Policy 14 – Green Network and Greenspace, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding. The Development Management, Place Making and Design Supplementary Guidance relating to ‘Design’ is also relevant to the assessment of the application.
- 6.5 Policy 1 encourages sustainable economic growth and regeneration, protection and enhancement of the built and natural environment and a move towards a low carbon economy partly through the delivery of Community Growth Areas (CGAs), one of which is Larkhall CGA. As discussed, the principle of the development at this location has previously been assessed and approved. The application site is designated as part of Larkhall Community Growth Area and for residential use under the terms of Policy 12. The site is within walking distance of local bus services and well integrated into existing walking and cycling networks, the proposal, therefore, raises no policy issues and conforms with the terms of Policies 1 and 12.
- 6.6 Under Policy 14 – Green Network and Greenspace the Proposals Map identifies a framework of accessible green spaces and corridors which will be supported. Any development proposals should safeguard the local green network, identified on the proposals map, and identify opportunities for enhancement and/or extension which can contribute towards:
- i. Placemaking,
 - ii Mitigating greenhouse gases,
 - iii Supporting biodiversity,
 - iv Enhancing health and quality of life,
 - v Providing water management including flood storage, and buffer strips,
 - vi Providing areas for leisure activity, and
 - vii Promoting active travel.
- 6.7 The proposed layout incorporates several areas of structured landscaping and open space. It is considered that the application site, the surrounding area and the Green Network would benefit from the enhanced leisure and ecological opportunities that the Community Growth Area would provide as a whole. A revised Phase 1 Habitat Survey has been undertaken and no species were identified within Phase 2. The proposed layout provides a green edge to Duke Street and incorporates an appropriate level of amenity space and landscaping linked by footpaths and biodiversity is encouraged in these areas through the provision of areas of open grass, a SUDS facility and structure planting. In addition, informal tree planting along the residential streets would ensure an

enhanced setting for the dwellings proposed. Footpath/cycle connections to the wider Green Network and CGA to the east and west would also be provided to ensure continuity in the Network and pedestrian connections would connect the development with the woodland and open space to the south. This would provide opportunities for informal play and activities such as dog walking. Furthermore, a comprehensive landscape scheme is to be submitted as part of a future approval of matters specified in condition application to ensure that the final layout creates a pleasant environment for residents within the development. It is, therefore, considered that the proposal conforms with the terms of Policy 14.

- 6.8 In terms of the detailed design of the development, Policy 4 generally requires new development to have due regard to the layout, form, design and local context of the area and to promote quality and sustainability in its design. It is considered that the proposed layout for the development is acceptable and that it generally meets the main standards set out in the Council's Residential Design Guide, particularly in relation to road layout, house to plot ratios, rear garden depths, open space and car parking provision. It is considered that the proposed development is of a high quality design incorporating a suitably high standard of materials. The design and massing of the dwellings would be similar to that of Phase 1 of the CGA to the west where a mix of two storey dry dash and brick dwellings are currently under construction and would reflect the scale and massing of more recent residential developments within the surrounding area. The layout has also been designed to preserve Scottish Water's ability to use the access road across the M74. It is, therefore, considered that the proposal conforms with Policy 4.
- 6.9 In line with the Section 75 Obligation associated with the previously approved planning permission in principle (HM/13/0352), the applicant has agreed to the provision of financial contributions towards the provision of education accommodation, improvements to roads infrastructure including identified junction improvements, community facilities, transportation infrastructure and service provision and affordable housing by way of a commuted sum. It is, therefore, considered that the proposal meets the terms of Policies 5 and 13.
- 6.10 Policy 16 - Travel and Transport seeks to ensure that development considers and, where appropriate, mitigates the resulting impacts of traffic growth and encourages sustainable transport options that take account of the need to provide proper provision for walking, cycling and public transport. In this regard, the site is accessible by public transport and the development would be well integrated into existing walking and cycling networks. It is, therefore, considered that the proposal would not have an adverse impact on traffic flows or road safety and that the proposal complies with Policy 16.
- 6.11 Policy 17 seeks to protect and enhance the water environment and to ensure that development takes a precautionary approach to managing flood risk by considering flooding from all sources and working towards sustainable flood management. Both SEPA and Roads and Transportation Services have reviewed the submitted details on the flood risk assessment undertaken for the proposed development and are satisfied that all matters identified through the planning permission in principle have been adequately addressed.

- 6.12 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the adopted South Lanarkshire Local Development Plan 1. It is considered that the proposal accords with Policy 1 - Spatial Strategy, Policy 2 – Climate Change, Policy 5 - Development Management and Place Making Policy, Policy 7 - Community Infrastructure Assessment, Policy 11 - Housing, Policy 13 - Green Network and Greenspace, Policy 15 - Travel and Transport and Policy 16 - Water Environment and Flooding in the Proposed Plan in addition to Policies DM1 - New Development Design, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems, SDCC4 - Sustainable Transport, DM15 - Water Supply, NHE18 - Walking, cycling and riding routes and NHE20 of the SLLDP2 Volume 2.
- 6.13 In summary, it is considered that the application conforms with both national and local plan policy and that the proposal raises no significant environmental or infrastructure issues. It is, therefore, recommended that the application for the approval of matters specified in conditions is granted subject to the conditions listed.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on residential or visual amenity nor raises any environmental or infrastructure issues and complies with Policies 1, 2, 4, 5, 12, 13, 14, 16 and 17 of the adopted South Lanarkshire Local Development Plan and the supplementary guidance of the Proposed Development Management, Place Making and Design Supplementary Guidance relating to 'Design'. The proposal also complies with Policies 1, 2, 5, 7, 11, 13, 15, 16 and Policies DM1, SDCC2, SDCC3, SDCC4, DM15, NHE18 and NHE20 of the Proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2).

Michael McGlynn
Executive Director (Enterprise Resources)

7 November 2019

Previous References

HM/16/0198
HM/16/0215
HM/13/0352

List of background papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)

- ▶ Development Management, Place Making and Design Supplementary Guidance (2015)
- ▶ Residential Design Guide (2011)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 11.03.2019
- ▶ Press advertisement, Hamilton Advertiser dated 26.09.2019

▶ Consultations

SEPA Flooding	08.04.2019
Roads Flood Risk Management	02.04.2019
Roads Development Management Team	14.05.2019
Environmental Services	20.09.2019 & 31.10.2019
Transport Scotland	28.05.2019
Countryside & Greenspace	14.03.2019
Roads Geotechnical	28.10.2019
Coal Authority Planning Local Authority Liaison Dept	18.04.2019
SNH	23.09.2019
West Of Scotland Archaeology Service	27.03.2019

▶ Representations

Contact for further information

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

Jim Blake, Planning officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 453657

Email: jim.blake@southlanarkshire.gov.uk

Planning Application

Application number: P/19/0362

Conditions and reasons

01. That before the development hereby approved is 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.

Reason: In the interest of public safety.

02. That before the development hereby approved is completed or brought into use, the entire access road and footpath network serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.

Reason: To ensure satisfactory vehicular and pedestrian access facilities to the site.

03. That before the development hereby approved is completed or brought into use, a visibility splay of 2.4 metres by 35 metres for all internal roads measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interest of road safety

04. The surface of all driveways shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.

Reason: In the interests of public safety.

05. 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.

Reason: To ensure the provision of a satisfactory land drainage system.

06. That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans (2.9m x 5.8m modules) shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of adequate parking facilities within the site.

07. That before the development hereby approved is completed or brought into use, a 2 metre wide footway shall be constructed along the frontage of Duke Street to the specification of the Council as Roads and Planning Authority.

Reason: In the interest of public safety

08. That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding

09. 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.

Reason: These details have not been submitted or approved.

10. 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 9 above, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: In order to retain effective planning control

11. 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.

Reason: These details have not been submitted or approved.

12. That unless otherwise agreed, before development starts, full details of the design and location of a fence enclosing the proposed SUDS Facility shall be submitted to and approved by the Council as Planning Authority. Thereafter, the fence shall be erected and maintained to the Council's satisfaction.

Reason: These details have not been submitted or approved.

13. That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include: (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these

works; and no work shall be undertaken on the site until approval has been given to these details.

Reason: These details have not been submitted or approved.

14. That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason:

15. That no further changes in ground levels within the site shall take place without the prior written consent of the Council as Planning Authority.

Reason: In the interests of amenity and in order to retain effective planning control.

16. That the use of the garages hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in or from the garage.

Reason: In the interests of amenity and in order to retain effective planning control.

17. 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.

Reason: To ensure the provision of a satisfactory sewerage system

18. Details of the phasing of the development shall be submitted to the Council for approval, and no work shall begin until the phasing scheme has been approved in writing. Following approval, the development shall be implemented in accordance with the approved scheme.

Reason: In the interests of amenity and in order to retain effective planning control.

19. That all works shall comply with the recommendations set out in the Protected Species Survey undertaken by Envirocentre (Reference: 167697j/KH/001) and dated 12 January 2016 to the satisfaction of the Council as Planning Authority.

Reason: In order to retain effective planning control.

20. That the geotechnical constraints identified in the Johnson Poole and Bloomer ground investigation report, OG120-81/MAK of December 2014 shall be dealt with in the design of the development and no construction works shall commence on site until a remediation strategy has been submitted to and approved by the

Council as Planning Authority. This strategy shall include, in particular, measures in relation to mineral stability and contamination.

Reason: In order to retain effective planning control.

21. That, on completion of the approved remediation works and prior to occupation of the development, a verification report, prepared by a suitably experienced firm of consulting engineers, confirming that the works have been carried out in accordance with the approved remediation strategy shall be submitted to and approved in writing by the Council as Planning Authority.

Reason: These details have not been submitted or approved.

22. That unless otherwise agreed in writing, an updated Bus Service Strategy shall be submitted for the consideration of the Council as Planning and Roads Authority and shall cover details in respect of:

- i) the frequency and routing of new/amended bus services
- ii) details of bus infrastructure design for that phase of development including lay-by, shelter (with a power supply), pole and lighting details;
- iii) location/position of bus stops and bus layover; and
- iv) a temporary bus turning circle at an appropriate location, at the end of each phase of the development.

Reason: These details have not been submitted or approved.

23. That notwithstanding the details shown on the approved plans the boundary treatment details are not approved.

Reason: Full details have not been submitted.

24. That before any work commences on the site, full details of the proposed gate for the road serving the Scottish Water Facility, including its design, location and method of operation and associated road crossing along with the proposed emergency vehicle access, shall be submitted to and approved by the Council as Planning and Roads Authority. Thereafter, the gate and emergency vehicle access shall be installed and maintained to the Council's satisfaction.

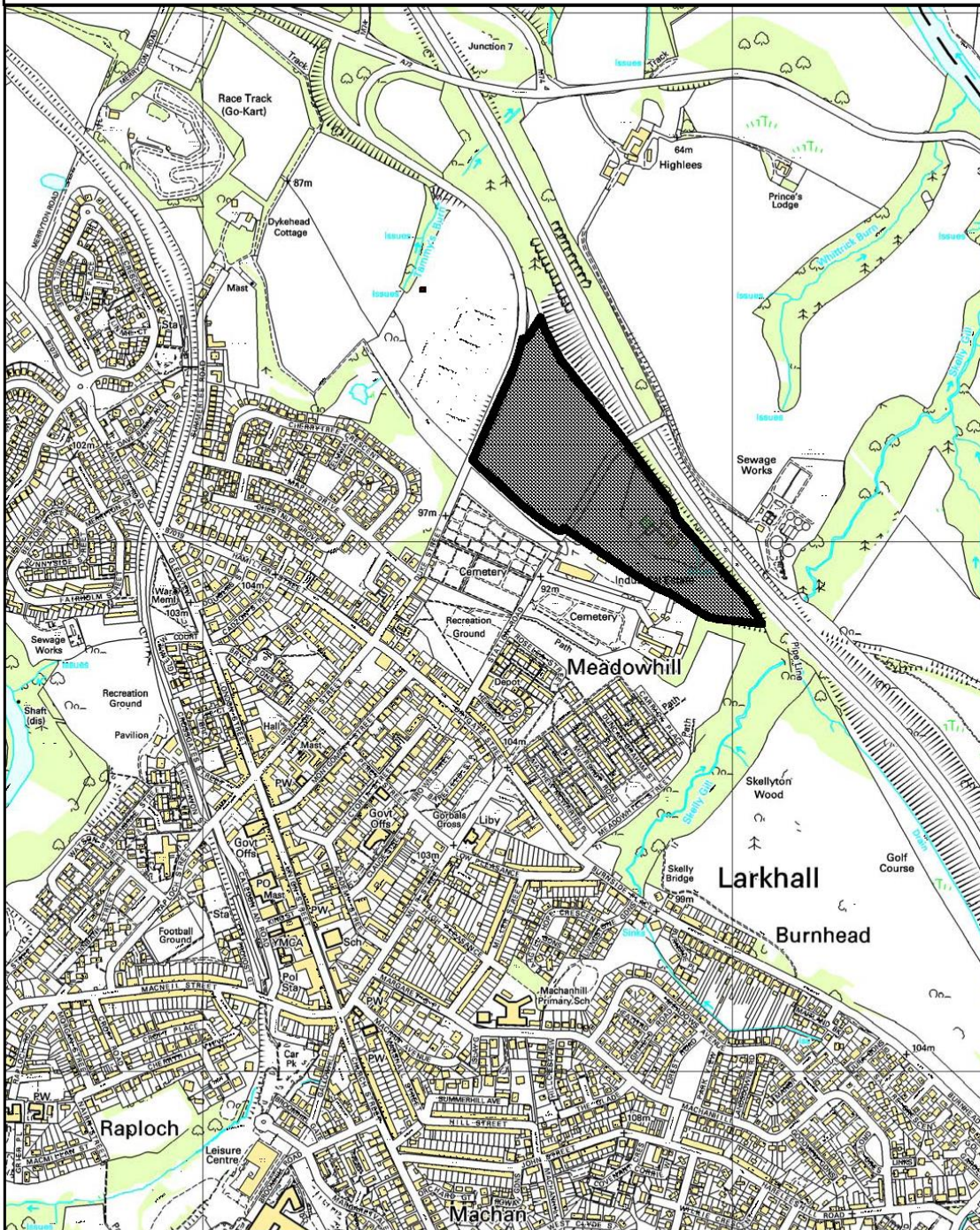
Reason: These details have not been submitted or approved.

25. That before any work commences on site, full details of the acoustic fences and glazing specification for the development shall be submitted to and approved by the Council as Planning Authority to ensure compliance with the acoustic requirements specified in the KSG Acoustics Ltd Noise Impact Assessment (Ref: 1710/R1/rev 4) dated 21 February 2019. Thereafter, the approved mitigation measures shall be implemented in full to the Council's satisfaction.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

P/19/0362

Larkhall Community Growth Area, Summerlee Road, Larkhall



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1:10,000
Date:
06/09/2019



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development