

Report

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Report to:	Planning Committee
Date of Meeting:	31 October 2006
Report by:	Executive Director (Enterprise Resources)

Application No	HM/05/0699
Planning Proposal:	Erection of Extensions to Industrial Unit Together with Formation of Car Park and Service Area

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Lightbody Celebration Cakes Ltd
- Location : 73 Bothwell Road
Hamilton

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission – Subject to Conditions (based on the conditions attached).

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) The application is contrary to the Development Plan and an objection has been received. In accordance with Council procedures, a hearing may be required prior to determining the application.
- (3) If Committee are minded to grant consent, in terms of the Town & Country Planning (Notification of Applications) (Scotland) Direction 1997, the application must be referred to the Scottish Ministers because the proposed development does not accord with the adopted Local Plan and the Council has an ownership interest in the land.
- (4) That arrangements are made through the sale of the land to use any felled timber from the site in local community schemes and to have soil and ground vegetation carefully uplifted and transported to other areas of the woodland.
- (5) Planning consent should not be issued until the Council receive a capital contribution of £40,000 towards the upgrading of the Backmuir Plantation.

3 Other Information

- ◆ Applicant's Agent: Thomas Design Architects
- ◆ Council Area/Ward: 38 Whitehill
- ◆ Policy Reference(s): **Hamilton District Local Plan (Adopted)**
Policy ED1 - Industrial Areas – General

Policy EN6 - Nature Conservation
Policy EN7 - Tree Preservation
Policy EN25 – Heritage Preservation
Policy DC1 – Development Control - General
South Lanarkshire Local Plan (Finalised)
Policy STRAT 10 – Developers’ Contributions
Policy
Policy ECON 1 – Industrial Land Use
Policy ENV 1 – Priority Greenspace Land Use
Policy ENV 2 – Green Network Policy
Policy DM 1 – Development Management Policy
South Lanarkshire Planning Policies
Policy SLP6 – Development Control General

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- ◆ Representation(s):
 - ▶ 1 Objection Letter

- ◆ Consultation(s):

Land and Fleet Services (Arboriculture)

Community Resources

Environmental Services

Historic Scotland

Roads and Transportation Services

Scottish Natural Heritage

Scottish Wildlife Trust

RSPB Scotland

Planning Application Report

1 Application Site

- 1.1 This application relates to an existing bakery located within the Bothwell Road industrial estate to the north of Hamilton town centre. Neighbouring land uses comprise an office block which sits in front of the bakery to the east and storage, distribution and industrial premises to the south. Adjoining premises to the north are also used by the applicant for production and storage purposes. Hamilton Racecourse lies on the opposite side of Bothwell Road.
- 1.2 Part of the application site consists of an area (approximately 0.9 hectares) of woodland which forms part of the Backmuir Plantation. This area of ancient woodland extends to approximately 20 hectares and runs along the rear of the industrial properties on Bothwell Road, separating them from the residential area of Whitehill which lies further to the west.

2 Proposal(s)

- 2.1 The proposals entail the expansion of the existing factory by 3,500sq.m (existing floor area 8177sq.m) and the formation of a parking/servicing area on the existing woodland. Originally the proposed parking/servicing area was for a larger area. However it was discovered that a strip of ground to the rear of this area had already been sold off by the Council and the plans were amended to reflect the revised boundary.
- 2.2 The extensions, at the side and rear of the building, would follow the form and design of the existing building and would provide additional production, storage and warehouse space.
- 2.3 The proposal would necessitate an incursion into the neighbouring ancient woodland which is in Council ownership. This part of the site would be used for parking/servicing and would involve the permanent loss of 121 canopy trees together with smaller trees and ground level shrubs. A tree survey has been submitted as part of this application and it shows that many of the substantial trees to be lost are oak with other species including ash, sycamore and goat willow. The condition of the trees is generally good to fair.
- 2.4 The applicant seeks to invest approximately £3 million for these works which would alleviate current operational and health and safety issues as well as providing an additional 300-400 extra jobs. The applicant has provided a statement in support of their proposals and this is detailed in paragraph 3.3 of the report.

3 Background

3.1 Local Plan Policy

- 3.1.1 The application site is split into two different zonings. The proposed extensions to the existing buildings are located within an area identified in both the adopted Hamilton District Local Plan and the finalised South Lanarkshire Local Plan as a main industrial area under Policies ED1 and ECON 1, respectively. Within these areas the expansion of Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses will be supported subject to compliance with normal development control criteria. Advice in this respect is contained in Policy DC1 of the

adopted Hamilton District Local Plan, Policy DM 1 of the finalised South Lanarkshire Local Plan and Policy SLP6 of the South Lanarkshire Planning Policies.

3.1.2 The proposed parking/servicing area is affected by Policy EN6 – Nature Conservation and Policy EN7 – Tree Preservation of the adopted local plan. The woodland forms part of a Site of Importance for Nature Conservation and part of an Ancient Woodland where the Council will normally have a presumption against development which would impinge on or adversely affect such an area. Similarly Policy EN7 states that the Council will protect important groups of trees, promote and encourage the planting of trees and, where justified, insist on tree planting proposals as a condition of planning consents.

3.1.3 In addition this part of the site also forms part of the Hamilton Palace Designed Landscape and under Policy EN25 the Council recognises that the physical heritage of the district should be safeguarded.

3.1.4 In terms of the finalised South Lanarkshire Local Plan Policies ENV1 and ENV2 are applicable in respect of the proposed parking/servicing area of the application site. Policy ENV1 – Priority Green Space Land Use Policy stipulates that the partial loss of the woodland will only be justified where it can be demonstrated that:

? The retention or enhancement, including positive management of the area to be retained can be best achieved by the redevelopment of part of the site which would not affect its recreational, amenity or biodiversity value; and

? Compensatory provision of at least equal area, quality and accessibility is provided in the locality.

3.1.5 Policy ENV2 – Local Green Network Policy states that 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 and where appropriate developer contributions will be sought in accordance with Policy STRAT 10.

3.2 Relevant Government Advice

3.2.1 Scottish Planning Policy (SPP) No.2 - Economic Development states that in considering proposals for economic development planning authorities should seek to minimise adverse effects on the natural heritage. Particular care should be taken to safeguard areas of national importance. New industrial development should not be located in such areas unless there is a particular economic or locational requirement.

3.2.2 National Planning Policy Guideline (NPPG) 14 – Natural Heritage encourages planning authorities to protect areas of woodland where they have natural heritage value or contribute to the amenity of a locality. It is pointed out that ancient and semi-natural woodlands have the greatest value for nature conservation. The guidance goes on to stress that a key role of the planning system is to ensure that society's development land requirements are met in ways which do not erode environmental capital. It also highlights the statutory protection of certain species and habitats under European Legislation.

3.2.3 In negotiating development proposals, planning authorities should first seek to avoid any adverse effects on the natural heritage. Where other material considerations clearly outweigh any potential damage to the natural heritage, they should

endeavour to minimise and mitigate the adverse effects and consider the scope for compensating measures.

3.3 Company Background

3.3.1 The applicants, Lightbody Celebration Cakes, have submitted a statement in support of their proposals. They are an established and long-standing local company and for over 100 years were synonymous with High Street baking in the West of Scotland. In 1995, a strategic decision was taken to sell the entire business and establish a state of the art bakery supplying a range of 'celebration' cakes, mainly for supermarket trade. The company has grown substantially from that decision, recording a near doubling of turnover in each of the subsequent years to reach £12m in 1998 and increasing the initial 40 jobs to 332 by April 1999.

3.3.2 Following expansion of the premises in 2000, both turnover and employment levels have continued to increase with sales for the year to April 2005 equating to £38m and overall employment levels at around 800, (1100 at peak times). To date the company have captured a 38% share of the UK celebration cake market and developed export sales to the point that they now account for 10% of the company's turnover.

3.3.3 Due to the increase in turnover and levels of employment, the company is experiencing problems with the dynamics of the site, even following acquisition of adjoining premises, encountering particular health and safety difficulties associated with the volume and mix of traffic using the central courtyard. With sales predicted to grow to near £50m over the next couple of years and with employment levels approaching 1500 at peak production period, the confines of the existing site are beginning to impact on the feasibility of maintaining the current rate of growth and would alleviate current health and safety problems.

3.4 Planning History

3.4.1 The applicants moved to this location in 1995 and since that time have been granted five further consents to expand, bringing the current floor area to 8177sq.m (from an initial 1620sq.m). Two of these expansions have involved the development of a wooded area at the rear of the site, the most recent being a 2000 consent involving 3720sq.m of ancient woodland (Planning Application No.'s HM/98/0424, HM/99/0394, HM/99/0468, HM/01/0096 and HM/05/0699).

4 **Consultation(s)**

4.1 **Roads and Transportation Services** – has no objection to the proposed development subject to car parking areas not being used as storage.

Response: Noted. If planning permission is approved an appropriate condition shall be imposed in this respect.

4.2 **Environmental Services** – has no objection subject to the imposition of restrictions controlling noise emissions, construction times and dust. An investigation into ground contamination is also requested.

Response: The control of construction noise can be controlled by Environmental Services. In relation to the other matters if planning permission is approved appropriate conditions shall be imposed.

4.3 **Historic Scotland** – has no objection given that this area of the former Hamilton Palace policies has already seen considerable erosion.

Response: Noted.

4.4 **Scottish Natural Heritage** – object on the following grounds:

- The proposals are contrary to national policy guidance on the protection of woodland with natural heritage value.
- The proposals are contrary to local plan policy on the protection of Sites of Importance for Nature Conservation.
- The proposals are at variance with the objectives of the South Lanarkshire Local Biodiversity Action Plan regarding the protection of ancient woodland.
- The proposals are contrary to local policies on the protection of the physical heritage of the district, specifically designed landscapes and ancient woodland.
- The proposals are at a variance with national policy guidelines on the protection of protected species.

In particular, SNH point out that the effects of wind blow on trees along the redefined woodland edge is unknown. Furthermore, the proposed replanting within the remaining woodland is unsuitable for an ancient woodland where natural regeneration should be encouraged. It is therefore considered that the adverse impacts of the proposal cannot be adequately mitigated for.

In terms of protected species, bat and badger surveys have been carried out. SNH are satisfied that the proposed development will not be of detriment to the local badger population. Whilst the survey has shown that some trees have potential to host bat roosts, SNH consider that the proposal will be unlikely to prejudice the local bat population or significantly affect the extent of habitat available. However, the proposed method statement relating to bats and tree works should be implemented during the course of any tree felling.

Response: While the loss of an area of ancient woodland such as this is always viewed with concern, the issue raised is whether the loss of these trees and the encroachment of development into a SINC can be justified by the expansion of an established business and the creation of further employment at the site. This issue will be fully considered in the assessment and conclusion section of the report. Any decision to grant consent for this development can only be reached if the Council are convinced that the arguments in favour of development are strong enough to outweigh the environmental concerns.

In terms of mitigation, whilst it is recognised that this woodland cannot be replaced if planning permission is granted a condition can be imposed requiring additional planting using native species to reinforce the new boundary and SNH's advice would be sought in this respect. The applicant also fully acknowledges the environmental costs involved in this development proposal and has offered financial assistance to upgrade the remaining woodland by way of compensation.

With regard to impact on protected species, relevant safeguarding conditions will be imposed on any consent granted.

4.5 **Land and Fleet Services (Arboriculture)** - advises that the woodland is a highly important and ancient woodland site where encroachment should be discouraged.

Response: Noted. The loss of this woodland shall be fully considered in the assessment and conclusion section of the report.

4.6 **Community Resources** – objects on grounds that the proposal contradicts the aims of the South Lanarkshire Biodiversity Action Plan. It is also recommended that the proposed landscaping of the site is re-evaluated to incorporate native plant species which are compatible with the ancient woodland.

Response: Noted. Consent should only be granted for a proposal of this nature if the Council are convinced that overwhelming justification existed to deviate from established Council policies. It would also be important to ensure that mitigating measures, e.g. new planting, were designed to maximize the ecological and landscape potential of the woodland as a whole. This matter will be fully considered in the assessment and conclusion section of the report.

4.7 No reply was received from the Scottish Wildlife Trust or RSPB Scotland.

5 Representation(s)

5.1 Statutory neighbour notification was undertaken and the proposal was advertised in the local newspaper as being Potentially Contrary to the Development Plan. In addition the applicant was unable to identify all the adjoining neighbours to the site and the proposal was advertised for the Non-Notification of Neighbours. One letter of objection has been received from the Hamilton Natural History Society. The grounds of objection can be summarised as follows:

(a) **The proposal is contrary to local plan policy which seeks to protect this woodland/SINC. There have been more than enough incursions into this woodland already.**

Response: Noted. This matter will be fully considered in the assessment and conclusion section of the report.

This letter has been copied and is available for inspection in the usual manner.

6 Assessment and Conclusions

6.1 This application is for an expansion of the existing Lightbody Bakery at Bothwell Road involving extensions to the side and rear of the building and the formation of a new car park/service area. Due to the constrained nature of the site, the proposed development would require to encroach into an area of ancient woodland known as the Backmuir Plantation which extends along the rear of the industrial estate between the public park and the East Kilbride expressway. The woodland is currently owned by the Council.

6.2 The determining issues in assessing this application relate to whether the proposals comply with local and national planning policies and, if not, whether sufficient justification exists for deviating from these policies.

6.3 The existing industrial building lies within the established industrial area where local plan policies support expansion proposals subject to compliance with standard development control criteria. However, the land onto which the applicants wish to expand is ancient woodland designated as a Site of Importance for Nature Conservation. Both local and national planning policies seek to oppose proposals which would impinge on or adversely affect such areas. The woodland is also being considered for designation as a Local Nature Reserve.

- 6.4 The applicant's company has enjoyed phenomenal success since relocating to the current site in 1995 and taking a decision to specialise in 'celebration' and specialty cakes, mainly for supermarket trade. The building expansion is considered essential in order to provide sufficient capacity not only to maintain this growth but also to accommodate the current operation in a way which observes relevant standards of site safety. However, given the environmental implications of the proposal, several amenity bodies express concern about the proposals. Grounds of objection are based on valid concerns regarding tree loss and wider ecological impact affecting a highly valued area of ancient woodland.
- 6.5 This application presents the Council with a clear economic versus environment argument. The issue is therefore whether the direct and indirect effects which the development would have on the woodland are justified by the economic and employment gains which would result from the expansion of this highly successful business.
- 6.6 The status and value of the Backmuir Plantation are reflected in the above mentioned local plan policies and the amenity groups have highlighted the importance of the woodland as a valuable resource which cannot easily be replaced. It is clear that the contribution made by the woodland in recreational, amenity and nature conservation terms is important. The proposal will involve the loss of approximately 121 canopy trees together with smaller trees and ground level shrubs, representing an approximate 5% reduction in the total area of woodland.
- 6.7 As mentioned above, as a direct result of rapid expansion since 1995, the current premises are unable to cope with the operational requirements of the business. Furthermore, the existing capacity constraints are likely to inhibit further anticipated growth. Approval of this application would not only alleviate current health and safety problems but would enable the company to continue to prosper unhindered. The success of the company is reflected in their employment numbers, having increased from 40 in 1995, to 350 in 1999, to 800-1100 in 2006. The company state that their current expansion plans are expected to create a further 300-400 positions.
- 6.8 National planning policy relating to economic development (SPP2) discourages encroachment onto such environmentally important areas unless there are overwhelming economic or locational requirements. In this regard, relocation or split location does not make commercial or production sense given the overall level of expenditure required and the heavy investment already made in the Bothwell Road site, together with the complexities and inefficiencies of operating over two sites. No more adjoining industrial land is available. Expansion onto the woodland is therefore the only feasible option.
- 6.9 On the basis of the above, I am satisfied that a sound case exists here to make an exception to local plan policies. Firstly, I am convinced that the company have an urgent need for additional floorspace to meet their capacity requirements and in doing so alleviate health and safety issues which are currently a cause for concern, thereby enabling the present rate of growth to continue. This would permit the company to continue competing with some of the larger food conglomerates in the UK and Europe, this having obvious benefits in terms of the local economy and employment opportunities. Secondly, I am convinced that there is no other feasible option for the company.

- 6.10 Government guidance set out in NPPG14 requires planning authorities to consider mitigation and compensatory measures when material considerations clearly outweigh potential damage to the natural heritage. In this respect I would consider it necessary to impose a condition requiring native planting on an appropriate scale along the new boundary of the woodland. The proposals submitted by the applicant require to be revised in order to ensure the natural regeneration conditions of the existing woodland are reflected. However, the fact remains that approximately 5% of the existing woodland will be lost and in a bid to compensate for this loss the applicant is to contribute £40,000 towards the management and improvement of the remaining woodland. I do not consider that the proposed scale of encroachment will severely prejudice the functions of the woodland and will certainly not exclude users.
- 6.11 Badger and bat surveys have been carried out in order to assess the impact of the proposed development on these protected species. SNH are satisfied that the proposed loss of woodland will have no detrimental impact on the local populations and whilst some of the trees have potential to host bat roosts, the imposition of a condition regarding the implementation of a submitted method statement will ensure their protection. The proposals are also acceptable in terms of design and layout.
- 6.12 In view of the above, and following detailed consideration of all of the issues raised, I would recommend that permission be granted and consider that the proposals can be justified as an acceptable departure from the development plan for the following reasons:
- (a) Scottish Planning Policy 2: Economic Development allows for proposals that affect the natural heritage where there is a particular economic or locational requirement. The company has grown substantially over the past 10 years, investing heavily in the site. Its sales last year were for £38 million and the current premises are unable to cope with the operational requirements of the business. The part of the application site within the SINC and Ancient Woodland is the only available remaining area adjacent to the existing site.
 - (b) National Planning Policy Guideline 14: Natural Heritage states that where other material considerations clearly outweigh any potential damage to the natural heritage Local Authorities should endeavour to mitigate any impact and consider compensation. If planning permission is approved conditions shall be imposed regarding the implementation of an appropriate replacement planting scheme and a financial contribution of £40,000 would be provided by the applicant towards the management and improvement of the remaining woodland. Notwithstanding, of the existing woodland 5% would be lost and the proposal would not significantly affect the overall quality of the existing SINC or Ancient Woodland.
 - (c) Approval of this application would not only alleviate current operational difficulties but would enable the company to create a further 300 – 400 extra jobs.
 - (d) Bat and badger surveys have been carried out and SNH are satisfied that the proposed loss of woodland would not have a detrimental impact on any local populations subject to the imposition of appropriate conditions. These conditions are attached.

- (e) Arrangements would be made through the sale of the land by the Council to use any felled timber from the site in local community schemes and to have soil and ground vegetation carefully uplifted and transported to other areas of the woodland.
- (f) There are no traffic or road safety implications associated with the development.

7 Reasons for Decision

7.1 As set out in paragraphs 6.12 above.

Iain Urquhart
Executive Director (Enterprise Resources)

11 October 2006

Previous References

- ◆ HM/98/0424
- ◆ HM/99/0394
- ◆ HM/99/0468
- ◆ HM/01/0096
- ◆ HM/05/0699

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Environmental Services	14/10/2005
Scottish Natural Heritage	31/10/2005 25/04/2006
Historic Scotland	31/10/2005
Community Resources	05/01/2006
Roads and Transportation Services	13/12/2005 18/09/2006
Land and Fleet Services (Arboriculture)	12/04/2006

- ▶ Representations

Representation from : Hamilton Natural History Society, 1 Storehouse Road
Sanford, Stratagem, ML10 6PD, DATED 24/11/2005

Contact for Further Information

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

Gwen McKillop, Planning Officer, Brandon Gate, Hamilton

Tel: Ext 3561 (01698 453561)

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

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That all trees to be retained around the perimeter of the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.
- 3 That the existing trees to be retained must be protected in accordance with methods as set out in BS5837/1991 during and until completion of all site operations and building works.
- 4 That before any work commences on site, a scheme of planting of native species around the extended site boundary shall be submitted to and approved by the Council as Planning Authority and it shall include:
 - (a) details and specification of all trees and shrubs;
 - (b) details of any top soiling or other treatment to the ground;
 - (c) sections and other necessary details of any earthworks;
 - (d) proposals of the initial and future maintenance of the landscaped area;and no work shall be undertaken on the site until approval has been given to these details.
- 5 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.
- 6 That the facing materials to be used for the external walls and roof of the extensions 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 part of the extension hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out and constructed to the satisfaction of the Council as Roads and Planning Authority and thereafter all approved spaces and all existing spaces shall be maintained to the entire satisfaction of the Council.
- 8 That before the extension 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.
- 9 That before any work commences on the site, proposed arrangements relating to the after-use of felled timber, soil and ground vegetation from the site in local community schemes and elsewhere in the South Lanarkshire area shall be submitted to and approved by the Council as Planning Authority.

- 10 That the submitted Method Statement relating to bats and tree works shall be implemented during the course of any tree clearance operations.
- 11 That should more than 6 months elapse from the time of granting consent and commencement of construction work, a further badger survey shall be carried out. Should any further setts be found which would be impacted upon, further mitigation measures will require to be identified and implemented.
- 12 That prior to work commencing details shall be submitted of measures to ensure that dust from the site shall not give rise to nuisance conditions and these measures shall be implemented to the satisfaction of the Council as Planning Authority when work starts.
- 13 That before the development starts, a report from a professionally qualified source describing the soil and ground conditions prevailing over the application site (including details of the nature, concentration and distribution of any contaminants), shall be submitted to and approved by the Council as Planning Authority and the development shall not be commenced until such action as is recommended by this report to remove or render harmless any such contaminants, has been implemented and completed to the full specification and entire satisfaction of the Council. The developer shall give the Council at least 7 working days notice in writing prior to the commencement of any decontamination works on the site.
- 14 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 15 That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 14 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 16 Between the hours of 0800 and 2000 the noise emitted from the premises (LAeq(1hr))shall not exceed the pre-existing background noise level (LA90(1/2hr)) by more than 4dB(A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.

Between the hours of 2000 and 0800 the noise emitted from the premises (LAeq(5mins))shall not exceed the pre-existing background noise level (LA90(1/2hr)) by more than 4dB(A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.

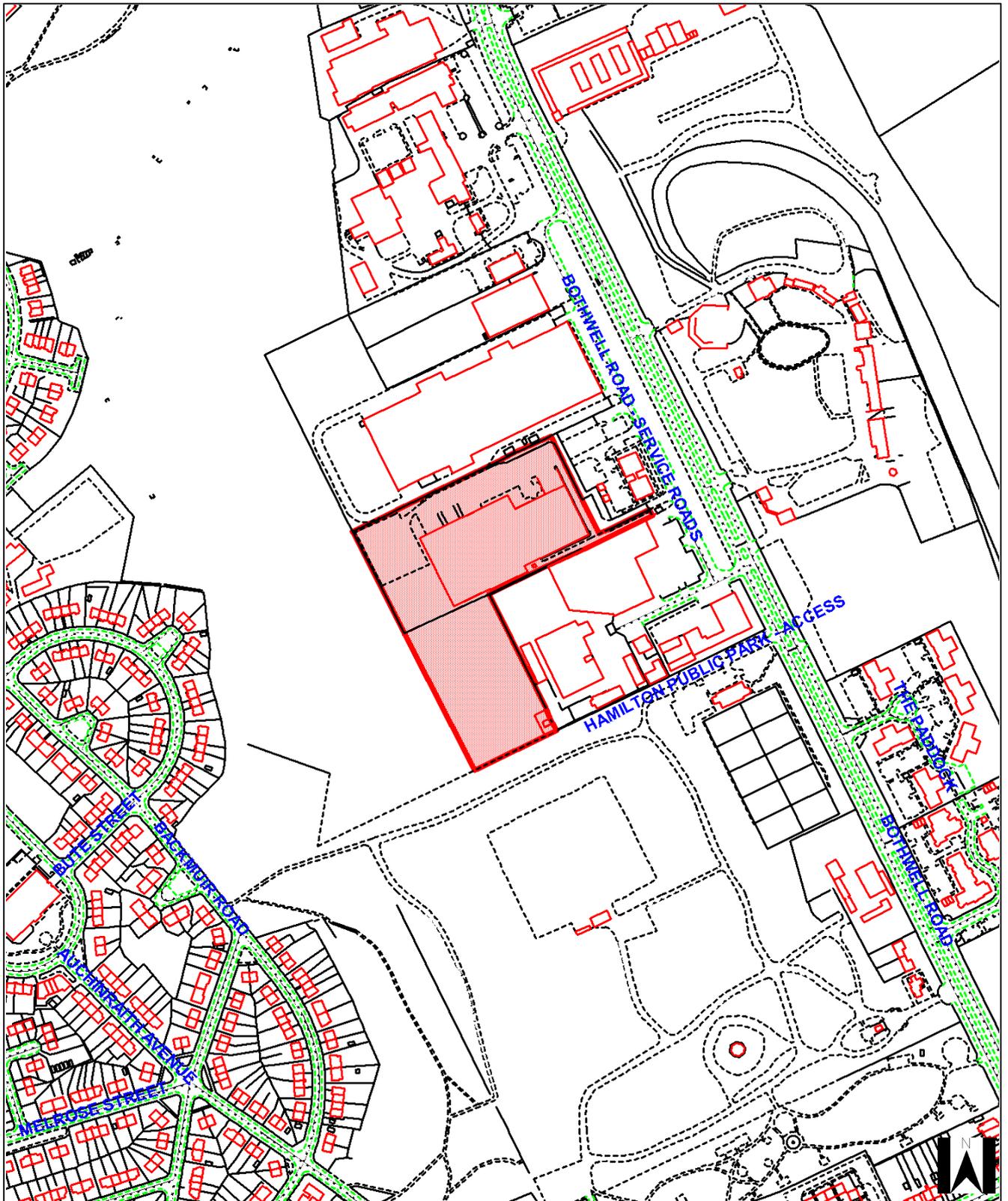
REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 3 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

- 4 In order to protect the remaining woodland
- 5 In the interests of amenity.
- 6 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.
- 7 To ensure the provision of adequate parking facilities within the site.
- 8 In the interest of public safety
- 9 In the interests of sustainability.
- 10 In order to safeguard protected species.
- 11 In order to safeguard protected species
- 12 In the interests of amenity and in order to retain effective planning control.
- 13 To ensure the site is free of contamination and suitable for development.
- 14 These details have not been submitted.
- 15 In the interests of amenity and in order to retain effective planning control.
- 16 In the interests of amenity and in order to retain effective planning control.

For information only

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