

	<h1>Report</h1>	<p>Agenda Item</p> <h1>18</h1>
----------------------------------------------------------------------------------	-----------------	--------------------------------

Report to: **Planning Committee**
Date of Meeting: **3 November 2009**
Report by: **Executive Director (Enterprise Resources)**

Application No HM/09/0350
Planning Proposal: Demolition of Existing Primary School and Erection of Replacement School

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Morgan Ashurst
- Location : St Marys Primary School
Windmill Road
Hamilton

2 Recommendation(s)

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

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

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: Morgan Professional Services
- ◆ Council Area/Ward: 17 Hamilton North and East
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**
Policy CTY 1 – Primary School Modernisation Proposal
Policy RES 6 – Residential Land Use
Policy ECON 3 – Strategic Business Location for Work and Business
Policy ENV 2 – Local Green Network
Policy DM 1 – Development Management
Policy ENV 30 – New Development Design
Policy ENV 32 – Design Statements
Policy ENV35 – Water Supply
Policy ENV 36 – Foul Drainage and Sewerage
Policy ENV 37 – Sustainable Urban Drainage Systems

- ◆ Representation(s):

► 25 Objection Letters

- ▶ 0 Support Letters
 - ▶ 0 Comments Letters
- ◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Hamilton Area)

Roads & Transportation Services H.Q. (Flooding)

Roads & Transportation Services H.Q. (Transportation)

Estates Services

Planning Application Report

1 Application Site

- 1.1 The application site, which is irregular in shape, relates to land associated with the existing St. Mary's Primary School, Hamilton. The site is located within a predominately residential area and is surrounded in the main by residential properties of varying types. Having said that, the properties located on Auchingramont Road also contain non-residential uses such as a dental surgery and office facilities.
- 1.2 Part of the site, to the west, is bound by an area of open space occupied by playing fields and to the immediate south of the site a wooded area runs along the boundary of the school, which act as a buffer to those properties located on Auchingramont Road. Vehicular and pedestrian access/egress to the existing school is gained via both Muirhill Court and Windmill Road with a further pedestrian gate being located onto Auchingramont Road. The existing school building is located to the east of the site close to Windmill Road and Muirhill Court. A playing field is located in the north-west corner of the site. It is noted that Muirhill Court and the associated residential flats are located on land which once formed part of St Mary's School ground, but that this land was declared surplus to Educational Services' requirements and was redeveloped.

2 Proposal(s)

- 2.1 This detailed planning application seeks the demolition of the existing school building within the site and thereafter the erection of a new replacement primary school within the site. However, the proposed demolition of the school does not require formal approval in its own right.
- 2.2 The replacement school building would be positioned more centrally within the application site, with playground areas being located around the perimeter of the building. The main school entrance shall remain from Windmill Road providing access to a new car park area (49 cars) with access to the service area remaining from Muirhill Court. Pedestrian access will also be provided from these locations in addition to the existing gate onto Auchingramont Road. The existing playing field within the school grounds will be resurfaced as a synthetic all weather pitch, with a 5m high perimeter ball stop fence.
- 2.3 The new school will be of a modern design of varying heights with accommodation being provided on one level. The building would provide accommodation for 11 classrooms, gym/assembly, kitchen, dining room, ITC suite, library, GP room, plant and office/storage facilities. Externally the building would be finished in a combination of curtain walling and glazing panels.
- 2.6 A Site Investigation Report has been submitted in support of the application.

3 Background

3.1 Local Plan Status

- 3.1.1 The application site is affected by a number of policies within the adopted South Lanarkshire Local Plan. In terms of the land use of the site it is designated as both a general Residential Area and Strategic Business Location (Policies RES 6 and ECON 3 apply). Policy RES 6 - Residential Land Use seeks to ensure that the amenity of residential areas is protected from inappropriate developments. Policy

ECON 3 – Strategic Business Location for Work and Business supports proposals for office, service, education, tourism and cultural facilities.

- 3.1.2 The site is also identified as a Primary School Modernisation Proposal (Policy CTY 1) through which the Council propose to complete the modernisation and redevelopment of all Council primary schools on the sites identified on the Proposals Map by 2016. The school grounds, in association with the adjacent open space/playing fields form part of a Local Green Network (Policy ENV 2). Through this policy the Council will not support developments which have an adverse effect on the connectivity or value of such areas for biodiversity or as an amenity.
- 3.1.3 In addition to the above, all development proposals require to comply with normal development control criteria. A number of policies apply, namely DM 1 – Development Management, ENV 30 – Development Design, Policy ENV 32 – Design Statements, ENV 37 – Sustainable Urban Drainage Systems, ENV35 – Water Supply and ENV 36 – Foul Drainage and Sewerage. Policies DM 1, ENV 30 and ENV 32 promote quality and sustainability in all new development to ensure that it has no significant adverse impact on neighbouring properties or the area in general. Policy ENV 37 promotes the uses of SUD systems within developments while Policies ENV35 – Water Supply and ENV 36 – Foul Drainage and Sewerage seek to ensure that any development is satisfactorily served by both a suitable water supply and foul and surface water sewerage infrastructure.
- 3.2 Relevant Government Guidance/Advice
- 3.2.1 There is no specific government guidance relevant to the determination of this planning submission.
- 3.3 Planning History
- 3.3.1 There is no recent planning history relative to this application.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Hamilton)** - have offered no objection to the proposal subject to conditions relative to the provision of adequate parking and access, and the repair of any damage to footways/carriageways resulting from the development.
Response: Noted. The Divisional Roads Engineer has confirmed that proposed access arrangements and parking details satisfy their requirements. Furthermore, this matter can be addressed through the use of conditions incorporated into the recommendation.
- 4.2 **Roads and Transportation Services (Flooding)** – have advised that they have no objection to the proposal subject to conditions that the proposal complies with the Council's Design Criteria for Sustainable Drainage Systems
Response: Noted. These requirements can be conditioned as part of any such consent.
- 4.3 **Roads and Transportation Services (HQ)** – have advised that whilst they have no objection to the proposal they have raised minor concerns over the proposed alterations access arrangements and car parking and pick-up/drop-off conflicts being resolved.

Response: Noted. Roads and Transportation Services (HQ) have confirmed that the concerns raised can be addressed through the use of conditions, which it is intended to do, requiring the submission of further details.

- 4.4 **Environmental Services** – have offered no objection to the proposal subject to the inclusion of conditions/informatives relative to the control of noise during construction, asbestos, contamination, waste control and food safety.

Response: Noted. It is advised that these requirements can be addressed through the use of conditions and informatives, where appropriate.

- 4.5 **Estates Services** – no comments.

Response: Noted

5 Representation(s)

- 5.1 Statutory neighbour notification procedure has been carried out. A total of 25 letters of representation were received in response to this process. These include 2 letters from Muirhill Court Residents Association, 16 standard pro-forma letters on behalf of residents within Muirhill Court and 7 pro-forma letters from residents of Windmill Court. It is noted that the letters from the residents of Windmill Court were addressed for the attention of Vance Sinclair of the Schools Modernisation Team which raise matters relative to the planning submission.

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

a) Concern over the potential for the presence of hazardous materials within the existing school building to be demolished.

Response: Noted. Whilst noting that the proposals for the demolition for the existing school building does not require planning approval in its own right it is confirmed that Environmental Services has requested the inclusion of an advisory note on any such consent highlighting the requirements in respect of demolition and the presence of asbestos. In addition the removal of the existing building would be the subject of a Building Warrant submission which would address this matter.

b) Clarification was sought on the proposed start and completion dates for both the demolition and construction works.

Response: Noted. Whilst these details have not been confirmed as part of the application submission it is understood that the start date is currently identified as February 2010 within the Schools Modernisation Programme.

c) Concerns over the proposed hours of operation for the proposed works.

Response: Noted. It is not common practice to address such matters through the planning process as these are more appropriately addressed through the Statutory Nuisance Legislation of Environmental Services.

d) Concerns over restricted construction access to the site and the potential for conflict with residential access and impact on services.

Response: Noted. Whilst, noting that Roads and Transportation Services have raised no issues or concerns in this regard it is intended, should consent be granted, that a condition be attached requiring the submission of a phasing statement detailing the proposed access routes for construction traffic, site compounds, workers parking provision and management procedures to address these concerns.

- e) **Concerns that debris could be spilled onto the footpath and road network surrounding the site.**

Response: Noted. These concerns can be addressed through the use of appropriate conditions requiring the developer ensure that the surrounding road network is kept free from any material from the site. It is further noted that Roads and Transportation Services can take direct action against the developer to address any issues in this regard.

- f) **Potential for damage to grass verges etc. as a result of construction/demolition activities.**

Response: Noted. The developer will be responsible for any damages caused as a direct result of the development works. Again, Roads and Transportation Services can pursue, where appropriate, any issues in this regard. Should any damage occur on privately owned land this would be a matter between the developer and landowners.

- g) **Concerns over the potential for unauthorised parking, either within private residential parking courts or within access roads to the site where parking restrictions already exist.**

Response: Noted. Any issues with regards to unauthorised parking within residential parking courts would be a private matter to be addressed by the residents. Any unauthorised parking or obstruction within areas covered by traffic regulation orders would be a matter for the Police and/or Council Parking Attendants to address. Any changes to existing traffic regulation orders within the area would require to be agreed and promoted by the Council as Roads Authority.

- h) **Concerns over the proposed impact of the bin stores on residential amenity.**

Response: Noted. These concerns relate to the view, by the objectors, that there remains a possibility that the proposed bin store will be easily viewed from residential properties which could adversely affect their amenity. Whilst the full details of the proposals for screening of the bin stores have not been provided I am satisfied that given their location there is unlikely to be any adverse impact on residential amenity. However, conditions would be attached, should consent be granted, requiring the submission of these details.

- i) **Concerns over the absence of gate details within the application submission.**

Response: Noted. It is confirmed that gates will be provided at all entry points to the school, which will be secured when the school is closed. These details will be provided as part of the conditions attached to any consent given.

- j) **A request was made for contact details for both the Council and Contractors to the Muirhill Court Residents Association.**

Response: Noted. In terms of any issues raised in respect of the planning application the Case Officer within the Council's Planning Service would be the best point of contact, who can liaise with the developer and the Council Services to resolve any issues raised.

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

- 6.1 The application proposes the demolition of the existing school and thereafter the erection of a replacement school in the grounds of St. Mary's Primary School, Hamilton. The proposals to demolish the existing school do not require planning in their own right and therefore the main planning considerations in determining the application are whether the proposed replacement school accords with local plan policy, raises any road safety concerns and its impact on residential amenity.
- 6.2 In terms of policy, the application site is an existing educational facility within an area designated as primarily residential within the adopted South Lanarkshire Local Plan and therefore its continued use for this purpose raises no issues in this regard. Furthermore, the local plan also identifies the school as being a Primary School Modernisation Proposal location (Policy CTY 1). In terms of the sites designation as a Strategic Business Location (Policy ECON 3) again due to the longstanding nature of the use the proposal raises no new issues.
- 6.3 With regards to the remaining policies and guidelines, highlighted within Section 3 of the report, the proposals raise no issues which cannot be satisfactorily addressed through the use of appropriate conditions and informatives.
- 6.4 In terms of impact on amenity, due to the proposals scale, orientation and proximity to surrounding properties, I am of the opinion that there will be no adverse impact on either neighbouring properties, in terms of overlooking or overshadowing, or the character of the area in general, resultant from the school building itself. The use of the site is well established and therefore this application will not result in the introduction of a new operation at this location and therefore there will be no additional impact on the amenity of the area than exists at present.
- 6.5 In respect of road safety matters the site is currently served by the public road network which is capable of accommodating construction access without significant impact on the existing road network or residential uses surrounding the site. No suitable alternative access exists which would satisfy Roads and Transportation Services requirements. The proposed school, once operational, will not result in any additional traffic generation than exists at present. Furthermore, it is noted that Roads and Transportation Services have offered no objection, subject to conditions, and the proposal is therefore considered acceptable in this regard.
- 6.6 The remaining statutory consultees have offered no objections, subject to conditions which can be included as conditions, where appropriate.
- 6.7 With regards to the third party objections received in respect of the proposals, I am of the opinion that these are either unsupported or can be addressed through the use of appropriate conditions, and do not merit the refusal of the application in this instance.
- 6.8 In conclusion, the proposal forms part of the wider project to modernise schools in the Council's area and will not adversely impact on the character or amenity of the area. A new school will be a major asset to the local community and should assist in improving educational standards, a core objective of the Council and the Scottish Executive.
- 6.9 In view of the above, it is recommended that planning consent be granted.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on either residential or visual amenity and complies with Policies CTY 1 – Primary School Modernisation Proposal, RES 6 – Residential Land Use, ECON 3 – Strategic Business Location for Work and Business, ENV 2 – Local Green Network, DM 1 – Development Management, ENV35 – Water Supply, ENV 36 – Foul Drainage and Sewerage and ENV 37 – Sustainable Urban Drainage Systems of the Adopted South Lanarkshire Local Plan. The proposal forms part of the wider project to modernise schools within South Lanarkshire Council's area.

Colin McDowall
Executive Director (Enterprise Resources)

26 October 2009

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Environmental Services 17/08/2009
 - Roads & Transportation Services H.Q. (Flooding) 18/08/2009
 - Roads and Transportation Services (Hamilton Area) 02/09/2009
- ▶ Representations
 - Representation from : Mr & Mrs D Bannatyne, 3 Windmill Court, Hamilton, DATED 21/07/2009
 - Representation from : The Occupier, Flat 35 Windmill Court, Windmill Road, Hamilton, ML3 6LR, DATED 21/07/2009
 - Representation from : Ruth M Houston, Flat 43 Windmill Court, Windmill Road, Hamilton, ML3 6LR, DATED 21/07/2009
 - Representation from : Mark Corby, Flat 15 Windmill Court, Windmill Road, Hamilton, DATED 21/07/2009
 - Representation from : The Owner/Occupier, Flat 29 Windmill Court, Windmill Road, Hamilton, ML3 6LR, DATED 21/07/2009
 - Representation from : J McLachlan, Flat 9 Windmill Court, Windmill Road, Hamilton, ML3 6LR, DATED 21/07/2009
 - Representation from : June S Mackie, Flat 33 Windmill Court, Windmill

Road,Hamilton, ML3 6LR ,DATED 21/07/2009

- Representation from : Windmill Court Residents' Group, June S Mackie,Flat 33
Windmill Court, Windmill Road, Hamilton, ML3 6LR DATED
21/07/2009
- Representation from : T Carswell, 11 Muirhill Court, Hamilton, ML3 6DR,DATED
07/09/2009
- Representation from : Ethel W Sinclair, 1 Muirhill Court, Hamilton, ML3 6DR
DATED 07/09/2009
- Representation from : J McKenzie, 3 Muirhill Court, Hamilton, ML3 6DR,DATED
07/09/2009
- Representation from : Y Moore, 20 Muirhill Court, Hamilton, ML3 6DR,DATED
07/09/2009
- Representation from : Mary A Casserly, 24 Muirhill Court, Hamilton, ML3 6DR
DATED 04/09/2009
- Representation from : Margaret Thorn, 15 Muirhill Court, Hamilton, ML3 6DR
DATED 04/09/2009
- Representation from : Muirhill Court Residents' Association, FAO John Hill
(Chairperson), 6 Muirhill Court, Hamilton, ML3 6DR,DATED
27/08/2009
- Representation from : Mr John Hill, 6 Muirhill Court, Hamilton, ML3 6DR,DATED
27/08/2009
- Representation from : Jim & Jenny Fry, 9 Muirhill Court, Hamilton, ML3 6DR
DATED 27/08/2009
- Representation from : Mrs Ann Ross, 5 Muirhill Court, Hamilton,ML3 6DR,DATED
27/08/2009
- Representation from : Helen Cuthbertson, 2 Muirhill Court, Hamilton, ML3 6DR
DATED 27/08/2009
- Representation from : Colin Hyslop, 10 Muirhill Court, Hamilton,ML3 6DR,DATED
27/08/2009
- Representation from : John & Patricia Wilson, 25 Muirhill Court,,Hamilton, ML3
6DR,DATED 27/08/2009
- Representation from : John & Margo Muir, 29 Muirhill Court, Hamilton, ML3 6DR
DATED 27/08/2009
- Representation from : Marie & Jim Falsey, 26 Muirhill Court, Hamilton, ML3 6DR
DATED 27/08/2009
- Representation from : John Fulton, 28 Muirhill Court, Hamilton, ML3 6DR,DATED
27/08/2009

Representation from : Lorraine Hart & Jason Steel, 27 Muirhill Court,
,Hamilton,ML3 6DR,DATED 27/08/2009

Contact for Further Information

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

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

CONDITIONS

- 1 This decision relates to drawing numbers:

PLAN 1

AL (00) 003A

AL (01) 001E

AL (01) 002B

AL (01) 003D

AL (02) 001E

AL (02) 002E

AL (03) 002B

SK 0400A

SK 0402

- 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 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.

- 5 That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 3 above shall be submitted to and approved by the Council as Planning Authority. Thereafter, the landscaping shall be maintained in accordance with the approved management schedule to the satisfaction of the Council.

- 6 That 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.

- 7 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.

- 8 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.
- 9 Prior to the development being brought into use, details of the storage of waste arising from the commercial activity shall be submitted to and approved in writing by the Council as Planning Authority. The agreed details shall be in place prior to the development being brought into use.
- 10 Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.
- 11 Prior to development commencing on site, a scheme of dust monitoring shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.
- 12 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 13 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.
- 14 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 13 above.
- 15 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).
- 16 That prior to works commencing on site a scheme for surface water drainage. Surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland and with the Council's Sustainable Drainage Design Criteria and requirements and shall be agreed in writing with the Council as Planning Authority in consultation with SEPA.
- 17 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.

- 18 Before the floodlighting hereby approved is brought into operation, the lamps shall be cowled to prevent spillage of light onto the adjacent properties, all to the entire satisfaction of the Council as Planning Authority:
- 19 (a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.
- (b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.
- (c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages shall then require to be submitted to and approved in writing by the Council as Planning Authority.
- 20 That before the development hereby approved is completed or brought into use, all parking spaces detailed on the approved plans shall be laid out (2.5m x 5m modules), constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 21 That prior to any works commencing on site a dilapidation survey shall be carried out on the access roads to and from the site, to be agreed in conjunction with Roads and Transportation Services, and all damages to the public footpaths including kerbs, carriageways and drainage systems should be repaired at no expense to Roads and Transportation Services.
- 22 That a report be submitted, for the consideration and approval of the Council as both Planning and Environmental Health Authority, in relation to possible nuisance to nearby residential from noise and floodlighting of the sports pitch, were its use is intended outwith school hours.
- 23 That prior to works commencing on site, a statement shall be submitted to, and agreed by, the Council as Planning Authority detailing the proposed construction access routes to the site, location details of site facilities (Offices, storage compound, staff car parking etc.), proposed on site management arrangement for deliveries.
- 24 That notwithstanding the terms of Condition 1 above and prior to the occupation of the school a revised scheme for the proposed access/egress arrangements, car parking, cycle parking and drop-off arrangements shall be submitted to, and agreed in writing with the Council as both Planning and Roads Authority and thereafter implemented to the entire satisfaction of the Roads Authority.
- 25 That notwithstanding the terms of Condition 1 above, a drawing detailing the provision of full height barriers (VISIFLEX or similar) at the pedestrian accesses, where they meet the road network shall be submitted to, and approved by the Council as Planning and Roads Authority. This should also include details for the provision of school "Keep Clear" zig-zag markings.

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.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 These details have not been submitted or approved.
- 8 These details have not been submitted or approved.
- 9 To minimise nuisance, littering and pest problems to nearby occupants.
- 10 To minimise the risk of nuisance from dust to nearby occupants.
- 11 To minimise the risk of nuisance from dust to nearby occupants.
- 12 In order to retain effective planning control
- 13 To ensure the provision of a satisfactory land drainage system.
- 14 To ensure the provision of a satisfactory land drainage system.
- 15 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 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 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 18 In the interests of amenity.
- 19 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 20 To ensure the provision of adequate parking facilities within the site.
- 21 In the interests of road safety.
- 22 In the interests of amenity.
- 23 These details have not been submitted or approved.
- 24 To ensure the provision of adequate access, parking and drop-off facilities within the site.
- 25 In the interests of public and road safety.

For information only

For information only

