

	<h1>Report</h1>	Agenda Item <h2>6</h2>
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Report to: **Planning Committee**
 Date of Meeting: **08 June 2010**
 Report by: **Executive Director (Enterprise Resources)**

Application No HM/09/0598
 Planning Proposal: Erection of 20 Affordable Community Apartments and Associated
 Parking (Comprising 5 Amenity 2-bed Flats on Ground Floor, 3 one
 bed and 12 two bed Apartments)

1 **Summary Application Information**

- Application Type : Detailed Planning Application
- Applicant : Hamilton Academical Football Club Stadium Ltd
- Location : Hamilton Academical Football Club
 New Douglas Park
 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.

3 **Other Information**

- ◆ Applicant's Agent: G5 Architecture & Design Ltd
- ◆ Council Area/Ward: 17 Hamilton North and East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan**
 Policy RES5 – Affordable Housing and Housing
 Choice
 Policy RES6 – Residential Land Use
 Policy DM1 – Development Management
 Policy ENV11 – Design Quality
 Policy ENV12 – Flooding
 Policy ENV31 – New Housing Development
 Policy ENV32 – Design Statements
 Policy ENV35 – Water Supply
 Policy ENV36 – Foul Drainage and Sewerage
 Policy ENV37 – Sustainable Urban Drainage
 Systems
 Residential Development Guide

- ◆ Representation(s):

▶	0	Objection Letters
▶	0	Support Letters
▶	0	Comments Letters

◆ Consultation(s):

Roads and Transportation Services (Hamilton)

Environmental Services

Regeneration

Housing Services

Scottish Water

Scottish Environmental Protection Agency

Strathclyde Police

Strathclyde Fire & Rescue

Community Council

Planning Application Report

1 Application Site

- 1.1 The application site relates to an area of land currently associated with Hamilton Academical Football Club and is located to the north and north-west of the stadium. It is currently utilised primarily for car parking purposes, although part falls within an area of open space which lies between the stadium and neighbouring residential properties.
- 1.2 The site is irregular in shape and runs along the northern edge of the existing access road and occupies a portion of the parking area to the rear of the stadium.
- 1.3 The site is bound to the west by land associated with the railway and to the south by the remainder of the stadium's car park area. To the north an area of open space, including the Wellshaw Burn, which has been partially culverted, can be found, beyond which are residential properties. The existing stadium and associated facilities occupy the remainder of the land adjoining the site. Given the existing ground level differences the existing stadium sits at a higher level than the adjacent Wellshaw Burn and neighbouring residential properties beyond.
- 1.4 In addition to facilities associated with the main use of the site as a football stadium it is noted that other uses occupy accommodation within the existing stands. These include office facilities and a children's nursery and operate Monday to Friday only.

2 Proposal(s)

- 2.1 The applicants propose the erection of a flatted residential development, in the form of Affordable Housing; comprising 20 units (3 x one and 17 x two bed units), associated dedicated residential car parking and amenity space. The proposed building would be of a modern design, combining 3 and 4 storeys which would be positioned to the rear of the site. Car parking for 31 vehicles would be located to the front of the building, accessed via a private gated entrance from the existing access road. Amenity space would also be provided in association with the development of the residential flats.
- 2.2 To compensate for the loss of parking resultant from the development of the flats it is also proposed to construct additional parking spaces along the area to the north of the access road and reconfigure the existing parking area within the stadium grounds.
- 2.3 A number of supporting documents have been submitted in respect of the proposal, including a Master Plan Statement, Drainage Strategy, Flooding Report, existing use statement and external planting statement. The Master Plan statement advises that this current application forms part of wider proposals for the football club and would provide much needed funding for the club to achieve these aims. In this regard it is noted that the submitted plans make reference to a further stand to be erected at the stadium, however, it is confirmed that this does not form part of this application submission and would be the subject of a separate planning application.
- 2.4 The applicants have also advised that they have been in discussions with a Housing Association with regards to the future development of the current scheme should consent be granted, however no details have been provided.

3 Background

3.1 Local Plan Policy

- 3.1.1 In terms of the adopted South Lanarkshire Local Plan the site is identified as being a primarily a general residential area (Policy RES6 – Residential Land Use), within which residential type uses are considered acceptable subject to compliance with normal development control criteria.
- 3.1.2 In terms of normal development control criteria, there is a requirement for all new developments to comply with Policies DM1 – Development Management, ENV11 – Design Quality, ENV31 – New Housing Policy and ENV32 – Design Statements.
- 3.1.3 Policy DM1 requires that proposals take account of the local context and built form. Policies ENV11 and ENV31 promote the principles of sustainable development through design and layout, and seek to achieve developments which make a positive contribution to the character and appearance of the area within which they are located and which are well related to existing development, public transport, local services and facilities. Policy ENV32 requires design statements to accompany all planning applications.
- 3.1.4 Through Policy ENV37 – Sustainable Urban Drainage System the Council promotes the requirements for SUD's, in appropriate developments. Whereas, Policies ENV12 – Flooding, ENV35 – Water Supply and ENV36 – Foul Drainage and Sewerage seek to ensure that any development is adequately serviced and raises no flooding issues
- 3.1.5 The Council recognises the need to provide housing to meet the needs and demands of a variety of occupiers. Through Policy RES5 – Affordable Housing and Housing Choice, it is expected that for developments of 20 units or more, 25% of the site's capacity should be made available as serviced land for the provision of affordable housing, where a quantifiable need arises as evidenced by the Local Housing Strategy.
- 3.1.6 South Lanarkshire Council's Residential Development Guide provides additional advice and sets out the criteria against which new housing development should be assessed.

3.2 Relevant Government Advice/Policy

- 3.2.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy 2010 which requires planning authorities to promote the efficient use of land by directing development towards sites within existing settlements where possible to make effective use of existing infrastructure and service capacity. The redevelopment of urban and rural brownfield site is preferred to development on Greenfield sites. With regards to government guidance on affordable housing, the Council policies are consistent with this guidance.
- 3.2.2 The SPP also requires planning authorities, and developers, to have regard to the risk of flooding when determining planning applications. Surface water from new development shall be treated by a sustainable drainage system (SUDS) before it is discharged into the water environment

3.3 Planning History

- 3.3.1 There is no planning history relevant to the determination of this application.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – initially recommended the deferral of the decision due to concerns over parking levels associated with both the proposed flats and stadium operations. Furthermore, there would be a requirement for the upgrading of the access road to adoptable standard, the provision of a 2m footpath out to Auchinraith Road, that the proposed gated accesses to the flats open inwards only and that the applicants should demonstrate the arrangements for residents and visitors access during match days. There was also comment that the residential development required a further 9 parking spaces.

Response: Noted. Additional information has been provided in respect of the parking provision for the stadium operations, which details both on-site and off-site provision. A statement has also been provided in terms of the match day access arrangements, which will be controlled by stewards. Roads and Transportation Services are satisfied with these details.

The additional requirement of 9 parking spaces associated with the flats can be accommodated on-site and a condition will be attached requiring the submission of these details, should consent be granted. The other requirements can also be addressed through the use of conditions, where appropriate.

- 4.2 **Environmental Services** - have no objections subject to the undertaking of a noise assessment, noise control during construction, refuse storage and the control of dust.

Response: Noted. Where appropriate, conditions/informatives shall be imposed if planning permission is granted.

- 4.3 **Regeneration Services** – no response received to date.

Response: Noted.

- 4.4 **Housing Services** – have confirmed that the site is not identified in the Council's Strategic Housing Investment Plan 2010-2015 and would not therefore be a priority for Affordable Housing Investment funding and have recommended that a financial contribution towards affordable housing elsewhere may be appropriate in this instance rather than the provision of affordable housing at this location.

Concerns have also been raised in relation to the general location of the site and over potential traffic issue on the surrounding road network and anti-social behaviour issues at this location, given the existence of a remote footpath link and previous incidents.

Response: Whilst noting these comments it is advised that whilst the site is not identified as a site for housing, either mainstream or affordable, within the adopted local plan, there is a requirement for all planning applications to be assessed in accordance with the requirements of the development plan and other relevant guidance. The assessment of the proposal in this regard is given within section 6 of this report.

In terms of the future funding of the development, for affordable housing, this would primarily be a matter for a Housing Association to determine. The potential lack of funding through the Affordable Housing Investment should not therefore influence the determination of the application in this instance.

In terms of potential traffic issues, the proposal has been assessed by Roads and Transportation Services, who have raised no concerns over the proposal impact on the surrounding road network. In terms of issues of anti-social behaviour, it is considered that the introduction of a residential use at this location may result in an

improvement in this regard by providing a more consistent on site presence, particularly in the evening/night, when the existing facilities at the stadium cease operation.

- 4.5 **Scottish Water** – have offered no objection to the proposed development, subject to the undertaking of a Development Impact Assessment.

Response: Noted. Where appropriate, conditions/informatives shall be imposed if planning permission is granted.

- 4.6 **Scottish Environmental Protection Agency** - whilst raising an initial objection to the proposed development, SEPA have confirmed that, on the basis of additional information provided by the applicants, they now offer no objection to the application.

Response: Noted.

- 4.7 **Strathclyde Police** – whilst offering no objections to the proposal they have raised concerns over the additional car parking requirements, proposed match day parking arrangements during construction period, protocols for residents during match days and emergency services access concerns due to increased capacity.

Response: Strathclyde Police's comments with regards to potential capacity issues associated with the stadium's operation are noted. The applicants have submitted a supporting statement which addresses these concerns. This highlights the existing and proposed car parking arrangements available to the football stadium, which in addition to on site provision, which is to be enhance through this current application submission, also includes agreements for the use of Morrison's underground car park and Council operated parking facilities on Caird Street/Beckford Street. Any future development of a further stand would be the subject of a separate planning application. However, it is not considered to likely to have a significant impact on parking requirements.

The proposed residential flats will have dedicated secured car parking provision and would not therefore impact on the parking available for the existing operations. On site management will be put in place on match days to ensure that satisfactory access/egress to and from the flats is maintained. Outwith match days, the on-site parking facilities are considered sufficient to serve existing occupiers of the stadium's accommodation.

It is noted that Roads and Transportation Service have offered no objections to the proposals.

In addition, the introduction of residential flats at this location is unlikely result in any issues with regards to emergency service access than exists at present. It is also note that Strathclyde Fire & Rescue, who have been consulted on the proposals, have offered no comments.

- 4.8 **Strathclyde Fire & Rescue** – no response received to date.

Response: Noted.

- 4.9 **Community Council** – no response received to date.

Response: Noted.

5 Representation(s)

- 5.1 Statutory Neighbour Notification was undertaken; however no letters of representations were received in respect of the proposals.

6 Assessment and Conclusions

- 6.1 The application proposes the erection of a flatted residential development (20 units), identified as being for affordable housing and associated car parking/amenity area within the existing car park area associated with the Hamilton Academical Football Club Stadium. In addition, to compensate for the lost car parking area, it is proposed to create further car parking spaces on land adjacent to the existing access road to the stadium.
- 6.2 The main determining issues therefore in assessing these proposals are whether the proposed works accord with national and local plan policy, their impact on amenity and road safety matters.
- 6.3 In terms of national planning policy guidance, as detailed within Scottish Planning Policy 2010, the proposals raise no issues.
- 6.4 In terms of local plan policies the application site is covered by a general residential land use designation within the adopted South Lanarkshire Local Plan (Policy RES 6). Within such areas the principle of residential development is considered acceptable, subject to compliance with normal development control criteria.
- 6.5 In terms of normal development control criteria this consists, in this instance, of Policies DM1 – Development Management, ENV11 – Design Quality, ENV12 – Flooding, ENV31 – New Housing Development, ENV32 – Design Statements, ENV35 – Water Supply, ENV36 – Foul Drainage and Sewerage and ENV37 – Sustainable Urban Drainage Systems and the Council's approved Residential Development Guide.
- 6.5 In relation to the above detailed policies, these seek to ensure that any development within an area which is predominantly residential in character does not adversely impact on the amenity of such areas and that any such proposal can be adequately served by appropriate services, having considered the design and layout of the proposed residential development, I am satisfied that the scheme as proposed can meet the criteria required of these policies and guidance.
- 6.6 I am also satisfied that the proposed residential development is in general agreement with the aims of the Residential Development Guide, which aims to provide advice and guidance on the key development standards for residential developments.
- 6.7 In terms of the Council's policy on the provision of affordable housing, Policy RES5, the Council recognises the need to provide housing to meet the needs and demands of a diverse population. In order to ensure that the appropriate range and choice is made available developers are expected, on sites of 20 units or more, to make provision of affordable housing. Whilst noting Housings Services recommendation for a commuted sum, it is advised that Policy RES5 recommends that a commuted sum in lieu of the provision of affordable housing on site will only be accepted in very exceptional circumstances where neither on nor off site provision in the local can be provided or there are no funding commitments from the Scottish Government Housing and Regeneration Directorate. In this instance the applicant proposes that all the flats be made available for affordable housing and therefore it is in accordance with policy in this regard and a request for a commuted sum is not appropriate. Whilst the site has not been identified within the local plan as a site suitable for a housing development its development for affordable housing will, once constructed,

make a contribution towards the Council's aims to provide a diverse housing supply to meet the needs and demands of the housing market. In addition, as previously stated the site's primary designation is that of a general residential area, within which development for residential purposes is considered appropriate. It is also considered appropriate to condition any consent granted in a manner which requires that the development is available for affordable, and not mainstream housing.

- 6.8 In terms of impact on the amenity the proposed flatted development will be located within an area, which is in a run down condition, to the rear of the existing stadium and will not therefore detract from the amenity of the area and has the potential to improve its visual appearance. The relationship of the proposed flats with the neighbouring residential properties, given their design, location and orientation, will not result in any detriment to the amenity or privacy of these properties.
- 6.9 With regards to the proposed replacement car parking, whilst this is located at a high level above the neighbouring land and will be closer to the residential properties than the current car parking arrangements I do not feel that there will be any significant impact on the amenity of these properties than exists at present. Furthermore, the sloped banking, to provide a development platform for the car park, will be appropriately planted to provide an effective screen. A condition would be attached, if consent is granted, to ensure this is put in place.
- 6.10 In terms of road safety, access to the proposed development will be via the existing access road to the stadium and it is considered that the proposed works will not result in any significant concerns. Whilst noting Strathclyde Police's comments with regards to potential capacity issues associated with the stadium's operation, particularly on match days, due to the development of the flats and future new stand it is advised that the applicants have submitted a supporting statement which they feel addresses these concerns. This highlights the existing and proposed car parking arrangements available to the football stadium. In addition to on site provision (to be enhanced through this current application submission), also includes agreements for the use of Morrison's underground car park and Council operated parking facilities on Caird Street/Beckford Street. The future development of a further stand, to be the subject of a separate planning application, is not considered to likely have a significant impact on parking requirements; however, this would be assessed more fully at that time.
- 6.11 With regard to the residential flats these will have dedicated secured car parking provision and would not therefore impact on the parking available for the existing operations. On site management, by match stewards, will be put in place on match days to ensure that satisfactory access/egress to and from the flats is enabled without major disruption to residents. Outwith match days, the on-site parking facilities are considered sufficient to serve existing occupiers of the stadium's accommodation.
- 6.12 It is further noted that Roads and Transportation Services have offered no objections, subject to conditions to the proposed works and it can therefore be considered acceptable in transportation terms.
- 6.13 No third party representations received in respect of the application and the requirements of the remaining statutory consultees can be addressed through the use of conditions where appropriate.
- 6.14 I therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The development accords with the following policies of the adopted South Lanarkshire Local Plan, Policy RES5 - Affordable Housing and Housing Choice, RES6 – Residential Land Use, Policy DM1 – Development Management, Policy ENV11 – Design Quality, Policy ENV12 – Flooding, Policy ENV31 – New Housing Development, Policy ENV32 – Design Statements, Policy ENV35 – Water Supply, Policy ENV36 – Foul Drainage and Sewerage, Policy ENV37 – Sustainable Urban Drainage Systems, and additional guidance contained within the Residential Development Guide. In addition there will be no amenity or road safety issues resulting from the proposed in relation to surrounding residential properties.

Executive Director (Enterprise Resources)

24 May 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads and Transportation Services (Hamilton) 08/03/2010
18/05/2010
 - Environmental Services 18/02/2010
 - Housing Services 18/05/2010
 - Scottish Water 15/02/2010
 - Scottish Environmental Protection Agency 07/12/2009
08/02/2010
 - Strathclyde Police 18/02/2010
- ▶ Representations
 - None

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:

281 - (L) - 01
281 - (L) - 02
281 - (L) - 03
281 - (L) - 04
281 - (L) - 05
281 - (L) - 06
281 - (L) - 07
281 - (L) - 08
281 - (L) - 09
281 - (L) - 10
281 - (L) - 11
281 - (L) - 12
0773/01 Rev C
0773/02 Rev A
0773/03 Rev A
0773/04 Rev C
209918/001 Rev A
- 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 (or as otherwise agreed with the Council as Planning Authority) a scheme of landscaping, for all areas within the application site, 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.;
- 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 (or as otherwise agreed with the Council as Planning Authority), 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 any development commences on site, details of facilities for the storage of refuse within the site, including design, location, external finishes and access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwelling unit shall be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority.
- 9 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.
- 10 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.
- 11 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.
- 12 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 11 above.
- 13 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).
- 14 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.
- 15 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.
- 16 That before proposals hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 17 That prior to the occupation of the residential flats hereby approved and use of the

car parking areas associated with the football stadium's operation Cadzow Avenue will be upgraded to an adoptable standard, or as otherwise agreed with the Council as Roads and Planning Authority. All works shall be carried out to the satisfaction of the Council.

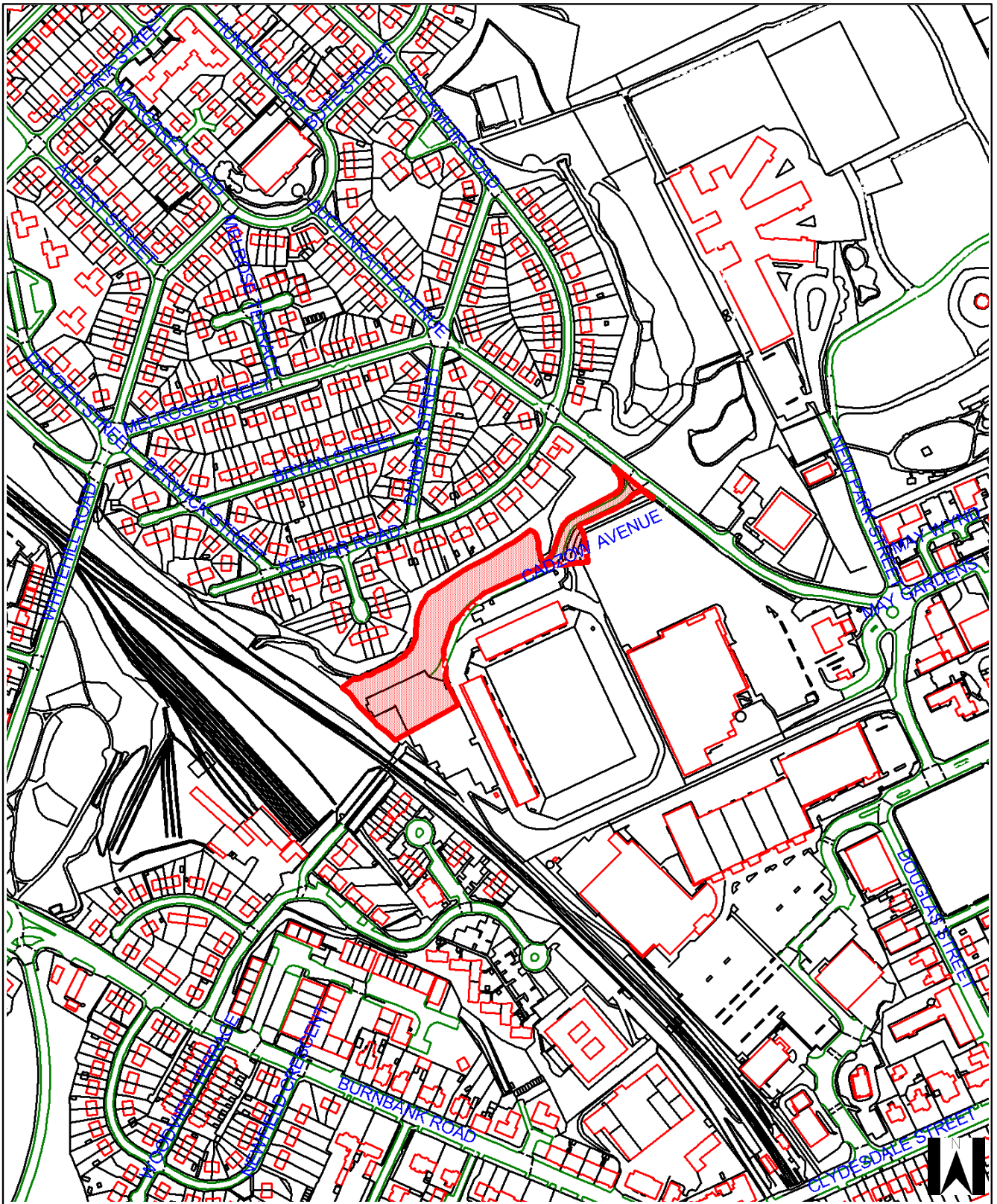
- 18 That prior to the occupation of the residential flats hereby approved 2.0m wide footways will be provided from the development out on to Auchinraith Avenue.
- 19 That the gated access to the residential development hereby approved shall be hung to open inwards only.
- 20 Prior to the commencement of development on site, an energy statement which demonstrates that on-site zero and low carbon energy technologies contribute at least an extra 15% reduction in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions standard, shall be submitted to and approved in writing by the Council as Planning Authority. The statement shall include:
 - a) the total predicted energy requirements and CO2 emissions of the development, clearly illustrating the additional 15% reduction beyond the 2007 building regulations CO2 standard;
 - b) a schedule of proposed on-site zero and low carbon energy technologies to be included in the development and their respective energy contributions and carbon savings;
 - c) an indication of the location and design of the on-site energy technologies; and
 - d) a maintenance programme for the on-site zero and low carbon energy technologies to be incorporated.
- 21 The approved on-site zero and low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Council as Planning Authority.
- 22 That notwithstanding the terms of condition 1 above, details of the provision of an additional 9 parking spaces, associated with the proposed flatted development (with the area cross-hatched on the approved plans) shall be submitted to, and agreed by the Council, as Planning Authority.

Any scheme approved shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority and shall be available for use before any flat, hereby approved, is completed or brought into use.
- 23 The residential flats, hereby approved, shall be restricted to Social Rented Housing, as per the definition within Table 3.2 Affordable Housing Solutions of the South Lanarkshire Local Plan – Volume 1: Development Strategy.

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 To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.
- 9 To minimise the risk of nuisance from dust to nearby occupants.
- 10 In order to retain effective planning control
- 11 To ensure the provision of a satisfactory land drainage system.
- 12 To ensure the provision of a satisfactory land drainage system.
- 13 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 14 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.
- 15 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 16 To ensure the provision of adequate parking facilities within the site.
- 17 To comply with the requirements of the Roads (Scotland) Act 1984.
- 18 In the interest of public safety
- 19 In the interest of road safety
- 20 To secure a reduction in carbon dioxide emissions.
- 21 To secure the timeous implementation of on-site zero and low carbon energy technologies.
- 22 To ensure the provision of adequate parking facilities within the site.
- 23 To ensure the provision of affordable housing at this location.

For information only



For information only