

	<h1>Report</h1>	Agenda Item <h1>4</h1>
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Report to:	Planning Committee
Date of Meeting:	10 October 2006
Report by:	Executive Director (Enterprise Resources)

Application No	EK/06/0060
Planning Proposal:	Erection of 82 Detached Dwellings with Associated Roads.

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Cala Management Ltd
- Location : Land between Eaglesham Road & Hayhill Road
Jackton
East Kilbride

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 Conditions attached)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: C.R.G.P. Architects
- ◆ Council Area/Ward: 28 Mossneuk/Kittoch
- ◆ Policy Reference(s): **East Kilbride and District Local Plan (Adopted)**
Policies DC1 and SLP6 _
Development Control General
Policy RES6 – New Housing
Development
Policy ENV5 – Flood Prevention
Policy ENV13 – Ancient
Monuments and Archaeological
Heritage
SLP10 – Sustainable Urban
Drainage

**South Lanarkshire Local Plan
(Finalised Plan)**

Policy STRAT 2 – Proposed Community Growth Areas
 Policy STRAT 7 – Strategic Green Network
 Policy ENV 11 – Design Quality
 Policy ENV12 – Flooding
 Policy ENV29 – New Development Design
 Policy ENV30 – New Housing Development
 Policy 35 – Foul Drainage and Sewerage
 Policy ENV36 – Sustainable Urban Drainage Systems
 Policy DM1 – Development Management;

- ◆ Representation(s):
 - ▶ 9 Objection Letters

- ◆ Consultation(s):

Roads & Transportation Services H.Q. (Flooding)

Education Resources

Coal Authority Mining Reports Office

Jackton & Thorntonhall Community Council

Enterprise Resources – Estates

Environmental Services

Roads and Transportation Services (East Kilbride)

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

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

Power Systems

TRANSCO (Plant Location)

British Telecom

Scottish Water

West of Scotland Archaeology Service

Land and Fleet Services (Horticulture and Landscape development)

Land and Fleet Services (Arboriculture)

Planning Application Report

1 Application Site

- 1.1 The application site is located to the west of East Kilbride between Hayhill Road, to the north and Eaglesham Road to the south. The site is bounded by fields to the east and west. Detailed Permission has been granted for a residential development on the field to the east.
- 1.2 The site extends to 5.29 hectares and rises from south to the area known as 'Hayhill Ridge' to the north. Along the eastern boundary of the site is a swathe of mature trees which overhang the site. The Gill burn runs around the southern boundary of the site towards Jackton.
- 1.3 Access to the site is currently only available through field gates. A new access would be created into the site via the roundabout on Eaglesham Road which currently serves the Police Training College.

2 Proposal(s)

- 2.1 The applicant intends to erect 82 detached dwellings within the site. There are eight house styles proposed with 42 four bedroom dwellings and 40 five bedroom dwellings. It is proposed that the dwellings are to be constructed in render/stone walls; pre-cast concrete tiles and white PVCu windows. Wooden fences are proposed between plots. An area of open space is proposed at the site entrance and a play area proposed at the eastern side of the site.
- 2.2 It is proposed that there will be only one vehicle access/exit point serving the site. The proposed access road is to lead into the site from Eaglesham Road and thereafter it will be centralised within the site core rather than be positioned on any of the site's boundaries. Pedestrians will be able to gain access to Hayhill Ridge via gates at the play area, which will allow them access to a 'green area' which then in turn links with the Strategic Green Network to the north of the site.

3 Background

3.1 Local Plan Status

The proposal has to be assessed against the policies contained within the adopted East Kilbride and District Local Plan and South Lanarkshire Local Plan Finalised Plan 2006. The site is identified as Greenbelt in the adopted Local Plan, however, outline planning consent was granted in July 2005 for an area of land including this site. This consent approved the principle of the release of land from the Greenbelt for the purpose of residential development. It should be noted that the site is shown as being within the designated Community Growth area in the South Lanarkshire Local Plan (Finalised Plan 2006). However, this was a drafting error and the site should have been identified as a residential land use area as it already benefits from outline planning consent. Policies DC1 and SLP9 – Development Control General, RES6 – New Housing Development; ENV5 – Flood Prevention; ENV13 – Ancient Monuments and Archaeological Heritage; and SLP10 – Sustainable Urban Drainage Systems Policy are relevant in this instance.

- 3.2 In terms of the Finalised Plan the status of the land has shifted from Greenbelt to residential, as discussed in paragraph 3.1 above. Given that the principle of residential development has been accepted, Policies ENV 11 – Design Quality; ENV29 – New Development Design; ENV30 – New Housing Development; ENV36 – Sustainable Urban Drainage Systems; DM1 – Development Management; STRAT 7

– Strategic Network; ENV12 – Flooding Policy and Policy ENV22 – Ancient Monuments and Archaeology are also applicable.

3.3 **Planning History**

Outline planning permission was granted in July 2005 for residential development on a 6.64 hectare site which includes this site (Application No EK/04/0389). As stated under 3.1 above, this consent permitted the release of this land from the Greenbelt. A further detailed planning application (EK/06/0264) by BMJ for the erection of 34 flatted dwellings with associated access road, car parking and landscaping on land to the south of this site is currently under consideration by the Council.

4 **Consultation(s)**

4.1 **SLC Roads and Transportation Services (Flooding Section)** – assessed the submitted Flood Risk Assessment for the site which was received due to the presence of the existing Gill burn which runs along the southern and eastern boundaries of the site. The flood risk report was acceptable subject to conditions.
Response: Noted.

4.2 **SLC Education Resources** – no objections
Response: Noted.

4.3 **Coal Authority Mining Reports Office** – no objections
Response: Noted.

4.4 **Jackton and Thorntonhall Community Council** – no response to date.
Response: Noted.

4.5 **SLC Enterprise Resources – Estates** – no objections
Response: Noted.

4.6 **SLC Environmental Services** – raised no objections to the proposal subject to the developer undertaking a Desk Study to determine any types of contamination on the site.
Response: Noted. Any approval will be suitably conditioned to address this point.

4.7 **SLC Roads and Transportation Services** – no objections subject to conditions.
Response: Noted.

4.8 **SEPA** - advised that the applicant should contact Scottish Water to ensure that there is sufficient foul drainage capacity within the sewerage system. In relation to flooding, SEPA have been in detailed discussion with the developer in respect of attenuation, SUDS and flood risk given the presence of the Gill Burn. The flood risk assessment has been assessed by SEPA and SEPA has no objections in principle subject to conditions.
Response: In terms of foul drainage capacity, the applicant has been advised to contact Scottish Water. A condition will be added to any consent to ensure that the dwellings are not occupied until a suitable drainage scheme is in place. Conditions will also be added to ensure that SEPA's requirements in terms of flood risk, attenuation, SUDS etc are implemented.

- 4.9 **Scottish Power** – require further details to ensure that their assests are unaffected by the proposal.
Response: Noted. It is the responsibility of the developer to ensure that all necessary permissions are obtained.
- 4.10 **Transco** – raised no objections to the proposal.
Response: Noted.
- 4.11 **BT** – no response to date. However, no objection was raised in respect of the proposal to the south of the site.
Response: Noted.
- 4.12 **Scottish Water** – has no objection to the application but requires the applicant to contact Scottish Water to agree the provision of a drainage/ water supply scheme to serve the development
Response: Noted. A condition will be attached to ensure that satisfactory drainage arrangements are in place prior to the occupation of the proposed units.
- 4.13 **West of Scotland Archaeology Service (WOSAS)** – commented that there was no known archaeological sites within the proposed development area, however, an archaeological evaluation should be provided.
Response: Noted. Any approval will be suitably conditioned to address this point.
- 4.14 **Land and Fleet Services (Horticulture and Landscape development)** -have requested the provision of play facilities in line with the Council's Residential Development Guide and General specification for Play Area construction.
Response: Noted. The proposal includes Play Area and it is recommended that a condition be attached requesting details of the proposed equipment.
- 4.15 **Land and Fleet Services (Arboriculture)** – no objections subject to conditions.
Response: Noted. Any approval will be suitably conditioned to address the points raised.

5 Representation(s)

- 5.1 Following neighbour notification nine letters of representation were received (one letter received on 28 September 2006 represents the residents at the dwellings which form Hayhill House). The grounds for representation are summarised below:
- a) **Opposition to any development up to the southern boundary of the site which supports a massive variety of wildlife and trees. It is suggested that a strip of woodland planting should be stipulated by the Council in order to protect and enhance the existing natural environments.**
Response: Residential development has been accepted on this site and inevitably some trees will be lost as a consequence of the development of the site. This area of the site is not designated as a Green Network nor are any of the trees protected, therefore it would be unreasonable to restrict or refuse development on the basis of the trees to the south of the site. A tree survey has been submitted by the developer, which confirms that no trees are to be removed from the western boundary. It is recommended that a condition be attached preventing the removal, pollarding or lopping of any trees from the site without the prior permission of the Council.

- b) **The western part of the southern boundary runs through the middle of recent woodland planting and is also the boundary common to the grounds of Hayhill House. Development on this boundary will have a serious impact on the outlook and setting from/of Hayhill House and will undermine the natural habitat of the existing habitat.**
Response: Hayhill House and the western boundary are well screened by the mature trees. There are no proposals to remove any trees along this boundary and the setting of shall therefore be maintained. In terms of the impact on outlook from Hayhill House, while views will change to refuse on this basis would be unreasonable in planning terms.
- c) **The northern boundary shows a strip of land which is not intended for development and this area of non-development should be increased to allow further planting in. A buffer zone, similar to the one at the adjoining Stuart Milne site, should be incorporated.**
Response – I am satisfied that there is a sufficient buffer zone to the north of the site, within the Strategic Green Network to accord with Policy STRAT 7 of the Finalised Plan. In addition, to the east of the site, adjacent to the Stuart Milne site, a buffer zone is to be incorporated which will create a link with the Strategic Green Network.
- d) **The proposed dwellings will be visible from adjoining properties, create overlooking and cause light pollution all to properties to the north of the site.**
Response: The occupiers surrounding the site have enjoyed open aspects from their properties for many years. Notwithstanding this, there is a demand in this area for housing and the Council is obligated to release land which in cases such as this, will cause concern for surrounding residents. The principle has been agreed and the current proposal assessed and it is considered that the perceived impact on the amenities of adjoining residents does not justify further amendments to this proposal. It is considered that the proposed dwellings are situated a sufficient distance from surrounding properties, so as not to create overlooking or the light pollution mentioned.
- e) **The proposed house types are not in-keeping with the existing properties on Hayhill Road.**
Response: This area has a variety of building types ranging from bungalows to a grand stone building to the west. It is considered that the proposed two storey dwellings will not detrimentally affect the area, given the surrounding styles, self contained nature of the development and similar modern styles approved on the adjoining site to the east.
- f) **There is a serious risk of flooding to adjacent properties, especially on the land towards Eaglesham.**
Response: The Council, SEPA and the developer have been in negotiations regarding drainage and flooding issues within the area. Following discussions, SEPA are now satisfied that the proposed development is acceptable, subject to conditions.
- g) **Whilst it is appreciated that an outline planning permission is in place for residential development on site, it is considered premature to progress with a detailed planning application when this site could instead be included within the wider aspirations of the applicants for this urban expansion area.**

Response: It is the applicant's prerogative to lodge a detailed application given the existence of outline planning permission for the site. The areas identified within the emerging local plan as Community Growth Areas will require to be debated through the continuing Local Plan process, whereas the current application site already benefits from outline planning consent. The reporter permitted the release of the Bogton Farm area from the Greenbelt and it is therefore appropriate that this proposal is assessed in advance of the other urban expansion area identified on the South Lanarkshire Local Plan (Finalised Plan)

- h) **Determination of this application should be held in abeyance pending the outcome of a stakeholders/ landowners meeting relating to the wider urban expansion area.**

Response: This application relates to the 5.29 hectare site lying between Eaglesham Road and Hayhill Road. Given the existence of Outline Planning permission it is considered acceptable to determine detailed planning for this site at this moment in time.

- i) **Concern that this detailed application is not in accordance with the outline consent and impact on Hayhill ridge.**

Response: All of the application site from Eaglesham Road to Hayhill Road benefits from outline planning consent. A significant landscaped buffer is proposed along the northern boundary to take cognisance of the previous outline application and the boundary with Hayhill Road.

- j) **This development is located and designed in a manner that will adversely affect the nature and amenity value of the greenbelt.**

Response: This area benefits from outline planning consent and does not constitute development in the greenbelt.

- k) **It is suggested that access to the adjacent fields to the west be provided as part of this application.**

Response: Each application has to be considered on its merits. There is no access to adjacent land proposed as part of this application. The control of land for future development is not a planning matter.

6 Assessment and Conclusions

- 6.1 The applicant has applied for detailed planning consent for the erection of 82 detached dwellings on land between Eaglesham Road to the south and Hayhill Road to the north. The proposed development is located on land which formed part of a larger application site which received outline planning consent for residential development in July 2005. During consideration of the original submission it was agreed to delete two dwellings and reconfigure the layout in order to ensure compliance with the Council's Residential Development Guide, to accord with Roads and Transportation's Guidelines for Development Guide.
- 6.2 The proposal requires to be assessed against Policies DC1 and SLP6 – Development Control General. These policies state that all planning applications should take fully into account the local context and built form ie development should be compatible in terms of scale, massing and external materials of adjacent buildings and the surrounding area. Proposals should seek to incorporate quality external materials. Policy RES6 – New Housing Development is also relevant. It states that all new housing development should be of a design, scale and materials appropriate

to the site and surroundings and should incorporate open space, landscaping and play areas.

- 6.3 It is acknowledged that in comparison to other more developed parts of this area, there are few properties close to the site and wider area. Of the properties in the vicinity of the site, there are varying styles from traditional stone built cottages to grand, stone buildings. In essence, there is not an established pattern or form of residential properties. With this being the case and this has also been the case in small settlements like nearby Thorntonhall, the proposed dwellings are acceptable. Similar styles have been constructed in Thorntonhall, which have successfully integrated into the rural/urban edge. Through the use of quality finishes to the proposed dwellings, a quality landscaping scheme and boundary treatment, it is considered that the development will merge satisfactorily with the rural landscape to the west and any future residential development to the south and east. Due to the fact that the proposal is for 82 family sized dwellings, a play area is required as part of the development.
- 6.4 Policy SLP10 – Sustainable Urban Drainage Systems states that the Council will encourage the use of sustainable urban drainage systems (SUDS) following liaison with SEPA and Scottish Water.
- 6.5 SEPA has raised issues regarding the presence of the Gill burn on the southern and eastern boundaries of the site and the submitted flood risk assessment has been fully considered. In this respect it is considered necessary to condition any approval to ensure that specific flood risk mitigation measures including SUDS requirements are undertaken prior to the commencement of site works.
- 6.6 The proposal also requires to be assessed against the South Lanarkshire Local Plan (Finalised Plan). The relevant policies within this document area DM1 – Development Management, ENV30 – New Housing Development and ENV36 – Sustainable Urban Drainage Systems (SUDS).
- 6.7 Policies DM1 and ENV11 are similar to DC1/ SLP6 in that the proposal should take account of the local context and built form and should be compatible with adjacent buildings in terms of scale, massing design, external materials and impact on amenity. As detailed above it is considered that the scale and massing of the proposed dwellings is acceptable in the context of the surrounding area given the variety of properties within the area
- 6.8 Policies ENV29 and ENV30 of the Finalised Plan states that new housing will require to promote quality and sustainability in its design and layout and should make a positive contribution to the character and appearance of the urban or rural environment in which it is located. In this instance it is considered that the development is satisfactory in terms of scale and design. It is important, however that quality finishing materials are used and any approval would be conditioned to control this. The site is close to public transport routes, local services and facilities and it is therefore acceptable in terms of sustainability.
- 6.9 Policy ENV36 requires the use of SUDS following liaison with SEPA, Scottish Water and the Councils Flood Risk Systems Officer. As advised earlier, a Flood Risk assessment has been lodged which has been assessed and found to be acceptable by the Council's Flood Prevention Officer. The developer has been in dialogue with SEPA regarding Flood Risk, SUDS etc and SEPA has indicated specific conditions

which require to be attached to any planning approval in order to ensure that the proposals effectively managed the flood risk for the long term.

- 6.10 Policy ENV13 - Ancient Monuments and Archaeological Heritage seeks to protect significant archaeological locations and seek field evaluations where appropriate. West of Scotland Archaeology Service has no record of archaeological sites within the proposed development site. However, this absence may be the result of inadequate survey and may not be due to a genuine absence of archaeological sites within the area. It is to this end that an evaluation of the site is required and it is recommended that an appropriate condition be attached ensuring its submission prior to works commencing.
- 6.11 Policy STRAT 7 (Strategic Green Network) identifies areas where a framework of accessible green spaces and corridors will be supported. The application site contains part of the East Kilbride strategic green network to the north of the site at Hayhill Ridge. The proposal seeks to retain this area and in fact includes an additional green area to the east of the site. It is considered that the proposal retains and offers an acceptable level of green space as required by Policy STRAT 7 of the Finalised Plan.
- 6.12 Eight letters of representation have been received with the points raised being carefully considered and responded to within this report (section 5). Notwithstanding the representations received it is not considered that points raised merit refusal of this proposal.
- 6.13 In conclusion, I am satisfied that the development of this site will result in the provision of an acceptable residential development of detached dwellings. Provided quality finishes to the dwellings are used and a carefully designed landscaped scheme is undertaken. I consider that the proposal is acceptable and in accordance with Local Plan Policy.
- 6.14 I would therefore recommend that detailed planning permission be granted.

7 Reason for Decision

- 7.1 The proposed development is located on land within a larger site which already benefits from outline planning consent. The proposal is considered to be acceptable in principle given the outline consent and Policy STRAT 2 of the Finalised Plan which permits the release of Green Belt to satisfy the strategic housing land requirements as identified Glasgow and Clyde Valley Structure Plan. It is considered that there is sufficient green space to contribute to the Strategic Green Network as required by STRAT 7 of the Finalised Plan. The development is also in accordance with Policies DC1, SLP6, DM1, RES6, ENV11, ENV29 and ENV30 in that the proposed development will introduce an appropriate, high quality scheme to this rural location. The flood risk measures which will be put in place together with SUDS is in accordance with Policies SLP10 and ENV36. The proposal also complies with Policy ENV13 of the adopted plan and Policy ENV22 of the Finalised Plan.

Iain Urquhart
Executive Director (Enterprise Resources)

3 October 2006

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - West of Scotland Archaeology Service 20/02/06
 - TRANSCO (Plant Location) 20/02/06
 - Scottish Water 20/02/06
 - Environmental Services 23/02/06
 - Economic Development (Estates & Asset) 07/03/06
 - Economic Development (Estates & Asset) 02/03/06
 - Roads & Transportation Services H.Q. (Flooding) 02/03/06
 - Power Systems 28/02/06
 - S.E.P.A. (West Region) 10/03/06
 - Education Resources 11/05/06
 - Roads & Transportation Services H.Q. (Flooding) 15/03/06
 - Roads and Transportation Services (East Kilbride) 03/04/06
 - S.E.P.A. (West Region) (Flooding) 20/09/06
- ▶ Representations
 - Representation from : Hugh Fulton, Hayhill South Lodge, Hayhill Road, Thorntonhall, Glasgow G74 5AN, DATED 22/02/06
 - Representation from : Gordon Kay, Benmore, Hayhill Road, Thorntonhall, Glasgow, G74 5AN, DATED 14/02/06
 - Representation from : W.Gordon C McQuilkin , Hayhill House, Thorntonhall, Glasgow, G74 5AN, DATED 14/02/06
 - Representation from : J.S. Earley, Hayhill House, Hayhill Road, Thorntonhall, G74 5AN, DATED 28/06/06
 - Representation from : Hugh & Dorothy Fulton, Hayhill South Lodge, Hayhill Road, Thorntonhall, Glasgow, G74 5AN, DATED 28/06/06

Representation from : CB Richard Ellis Limited, Pacific House, 70 Wellington Street, Glasgow, G2 6UA, DATED 13/07/06

Representation from : Mr J S Earley, Hayhill House, Hayhill Road, Thorntonhall, G74 5AN, DATED 07/02/06

Representation from : William McEwan, Hillcrest, Hayhill Road, Thorntonhall, Glasgow, G74 5AN, DATED 14/02/06

Representation from : J.S. Earley, On Behalf of residents of Hayhill House, Hayhill Road, Thorntonhall, G74 5AN, DATED 28/09/06

Contact for Further Information

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

Allison Russell, Planning Officer, Civic Centre, East Kilbride

Ext. 6258 (Tel :01355 806258)

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

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 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.
- 4 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 5 That within 3 months of the date of this permission, 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.
- 6 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 thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 7 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.
- 8 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.
- 9 That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.

- 10 That no part of the development shall be occupied until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a drainage/ sewerage scheme.
- 11 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.
- 12 That prior to the commencement of works, drawings demonstrating the recommendations in para 6.17 (finished floor levels above general ground levels) and para 6.18 (the provision of safe overland flow routes) of the Flood Risk Assessment, (Proposed Residential Development at Eaglesham Road/ Hayhill Road, East Kilbride prepared by Kava Consulting dated 30 August 2006) shall be submitted and approved in writing by the Council as Planning Authority, in conjunction with SEPA.
- 13 That prior to commencement of works on site, detailed drawings showing cross sections of the compensatory storage area and 10 metre wide overland flow strips shall be submitted to and approved by SEPA and the Council as Planning Authority.
- 14 That the details approved under Conditions 12 and 13 above, shall be implemented to the satisfaction of the Council as Planning Authority.
- 15 That following completion of the reprofiling works, a detailed level survey should be undertaken and submitted to the Council for approval by SEPA and the Council as Planning Authority.
- 16 That prior to the occupation of the first dwellinghouse, a scheme detailing the long term security and maintenance of the flood storage and the overland flood strip shall be submitted and approved by the Council as Planning Authority, in conjunction with SEPA.
- 17 That the scheme approved under Condition 16 above, shall be maintained thereafter to the satisfaction of the Council as Planning Authority.
- 18 That the recommendations in the agreed Flood Risk Assessment ((Proposed Residential Development at Eaglesham Road/ Hayhill Road, East Kilbride prepared by Kava Consulting dated 30 August 2006), in terms of minimum floor levels of 147m OD or 1m above the predicted water levels are adhered to.
- 19 That a post development survey should be undertaken and submitted to the Council for approval by SEPA and the Council as Planning Authority to demonstrate that the 10m wide overland flow strip remains effective.
- 20 That no development shall commence until an approved surface water drainage, which complies with the principles of sustainable urban drainage systems, is fully operational and able to serve the site.
- 21 That the developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Council as Planning Authority, during all ground disturbance. The retained archaeological

organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service and approved by the Council as Planning Authority prior to the commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Council as Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

- 22 That before any work commences on the site a scheme for the provision of one equipped play area within the application site shall be submitted to the Council as Planning Authority for written approval and this shall include : (a) details of the type and location of play equipment, seating and litter bins to be situated within the play area(s); (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed; (c) details of the fences to be erected around the play area(s); and (d) details of the phasing of these works.
- 23 That prior to the completion or occupation of the last dwellinghouse within the development, all of the works required for the provision of equipped play area included in the scheme approved under the terms of Condition 22 above, shall be completed, and thereafter, that area shall not be used for any purpose other than as an equipped play area
- 24 That all construction traffic will only be permitted access from the existing roundabout on Eaglesham Road.
- 25 Prior to development commencing, full details of wheelwashing facilities shall be submitted for approval by the Council as Planning and Roads Authority.
- 26 That the scheme approved under condition 25 above, shall be implemented to the satisfaction of the Council as Planning and Roads Authority.
- 27 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.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of the visual amenity of the area.
- 6 In the interests of amenity.
- 7 These details have not been submitted or approved.
- 8 In order to retain effective planning control
- 9 To ensure the protection and maintenance of the existing mature trees within the site
- 10 To ensure provision of a satisfactory sewerage system.

- 11 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 off-site flooding.
- 12 16 To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/ or reduction of flood storage capacity.
- 13 To ensure that the proposal complies with the agreed Flood Risk Assessment
- 14 To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/ or reduction of flood storage capacity.
- 15 To ensure that the development complies with the agreed Flood Risk Assessment.
- 16 To ensure that appropriate measures to mitigate the flood risk will be effective in perpetuity.
- 17 To ensure that appropriate measures to mitigate the flood risk will be effective in perpetuity.
- 18 To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/ or reduction of flood storage capacity.
- 19 To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/ or reduction of flood storage capacity.
- 20 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner and to return it to the natural water cycle with minimal adverse impact on people and the environment.
- 21 To ensure that any sensitive archaeological remains within or near the site can be recorded.
- 22 To ensure the provision of adequate play facilities within the site and in order to retain effective planning control.
- 23 In order to retain effective planning control.
- 24 In the interests of highway safety.
- 25 In the interests of highway safety.
- 26 In the interests of highway safety.
- 27 To ensure the protection, retention and long term viability of existing trees which contribute to the amenity of the proposed development and the surrounding area and to ensure that no unnecessary damage is caused to them as a result of the development operations.

INFORMATIVE

- 1 The Planning Authority shall be contacted immediately if any material which is suspected of being contaminated is encountered. An Action Plan shall be formulated and be available in the event of any contaminated material being encountered. This should address the problems of safe handling of material, its storage and ultimate disposal, for which the advice of SEPA should be sought.

For information only

For information only



