

Report

Report to:	Planning Committee
Date of Meeting:	26 June 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/18/0491
Planning proposal:	Erection of two blocks of flatted dwellings (18 units), associated parking and landscaping

1 Summary application information

Application type:	Detailed planning application
Applicant:	Carnbroe Estates Ltd
Location:	Vacant Land At 3 Dundas Place East Kilbride G74 4JQ

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

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

3 Other information

- ♦ Applicant's Agent: Kevin Crawford
- ♦ Council Area/Ward: 08 East Kilbride Central North
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 1 – Spatial Strategy
Policy 2 – Climate Change
Policy 4 - Development management and placemaking
Policy 12 – Housing Land
Policy 13 - Affordable Housing and Housing Choice
Policy 16 - Travel and Transport
Policy 17 - Water Environment and Flooding

Supplementary Guidance Affordable Housing

and Housing Choice (2015)

Development Management, Placemaking and Design Supplementary Guidance (2015)

DM1 - Design

Sustainable Development and Climate Change Supplementary Guidance (2015)

SDCC 2 - Flood risk

SDCC 3 - Sustainable drainage systems

SDCC 4 - Water supply

SDCC 5 - Foul drainage and sewerage

Proposed South Lanarkshire Local Development Plan 2 (2018)

Policy 2 – Climate Change

Policy 3 – General Urban Areas and Settlements

Policy 5 – Development Management and Placemaking

Policy 12 – Affordable Housing

Policy 15 – Travel and Transport

Policy 16 – Water Environment and Flooding

SDCC2 – Flood Risk

SDCC3 – Sustainable Drainage Systems

DM1 – New Development Design

DM15 – Water Supply

DM16 – Foul Drainage and Sewerage

◆ Representation(s):

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

◆ Consultation(s):

Env Services

East Mains Community Council

Roads Development Management Team

Roads Flood Risk Management

Scottish Water

SP Energy Network

TRANSCO Plant Location

Planning Application Report

1 Application Site

- 1.1 The application site is located on Dundas Place close to the village centre in East Kilbride. The site is located to the south of Dundas Place, to the north of Ladybank Court and east of Dundas Court and the west of the Guide Hall on Dundas Place. Except for the hall, the site is adjacent to existing single, two and three storey residential development and there is a two storey care home on the opposite side of Dundas Place. The site is a partly vacant and a building used as a dance studio is located on the eastern half of the site. The site is generally level and covers 0.15 hectares.

2 Proposal(s)

- 2.1 Detailed planning permission is being sought to erect 18 residential units, comprising 2 three storey flatted blocks. All the dwellings will be for social rent managed by East Kilbride Housing Association. Vehicular access to the site will be from Dundas Place. The proposal also provides 20 parking spaces within a courtyard and also fronting the street. The proposal incorporates landscaping and open space and bin storage.
- 2.2 12 of the flats would be within Block 1 located at the western end of the site with the remaining 6 units in Block 2 at the eastern end of the site with the car parking and access between the two blocks. They would be finished in facing brick, have grey UPVC windows and the roof would consist of grey concrete tiles. There would also be 36 roof mounted solar panels on the rear of the flatted blocks.
- 2.3 The applicants submitted a Design and Access Statement in support of the proposal.

3 Background

3.1 Relevant Government Advice/Policy

- 3.1.1 Scottish Planning Policy (2014) (SPP) advises that proposals that accord with up-to-date plans should be considered acceptable in principle. In terms of residential development, the SPP advises that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements.

3.2 Local Plan Status

- 3.2.1 In determining this planning application, the Council must assess the proposed development against the policies contained within both the adopted South Lanarkshire Local Development Plan (2015) and Supplementary Guidance (SG) produced in support of the SLLDP.
- 3.2.2 In land use terms, the application site is identified, within the adopted SLLDP, as being within the Housing Land Supply where Policy 12 – Housing Land is applicable. The site is also included within the Strategic Housing Investment Plan (SHIP).
- 3.2.3 With regard to normal development management criteria, a number of other policies within the adopted SLLDP are considered appropriate to the determination of this application, namely Policy 1 – Spatial Strategy, Policy 2 – Climate Change, Policy 4 - Development Management and Placemaking, Policy 13 - Affordable Housing and Housing Choice, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding.

3.2.4 These principle policies are supported by its specific policy guidance provided through approved Supplementary Guidance on the following topics,

- Development Management, Place Making and Design SG 3
Policy DM 1 – Design
- Affordable Housing and Housing Choice SG 7
- Sustainable Development and Climate Change SG 1
Policy SDCC 2 - Flood Risk, Policy SDCC 3 - Sustainable Drainage Systems, Policy SDCC 4 - Water Supply and Policy SDCC 5 - Foul Drainage and Sewerage.

The aim of these policies and guidance is to seek well designed development which is located in appropriate locations, appropriately serviced and result in no significant adverse impact. In addition the Council has prepared a Residential Design Guide. The aim of the associated policies and guidance is to seek well designed development which is located in appropriate locations and is appropriately serviced. An assessment of the proposal against these specific policies is contained in Section 6 of this report.

3.2.7 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance Policies 2, 3, 5, 12, 15, 16, SDCC2, SDCC3, DM1, DM15 and DM16 are relevant

3.3 Planning History

3.3.1 Planning Permission (EK/04/0319) was granted in August 2004 for a part change of use and extension to the existing dance studio to form a children's nursery. Following this an application (EK/09/0371) was submitted in October 2009 to erect 5 dwellings and 5 retail units, however this application was withdrawn in February 2011. In June 2011 an application (EK/11/0077) was granted for the erection of 6 flats and 4 semi detached dwellings on the site, however this consent expired in June 2014. Following this an application (EK/12/0286) was submitted in August 2012 to erect a car workshop, however this application was withdrawn in January 2013.

4 Consultation(s)

4.1 **Roads and Transportation Services (Flood Risk Management Section)** – have no objection to the proposed development to conditions and advisory notes in relation to SUDs, flood risk assessment and maintenance of the proposed drainage system.

Response: Appropriate conditions and advisory notes would be added to any consent issued.

4.2 **Scottish Water** – have no objections to the proposed development.

Response: Notwithstanding this, a condition would be attached to any consent issued requiring the applicants to provide written confirmation that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards, prior to commencement of works on site.

- 4.3 **Roads and Transportation Services (Development Management)** – have no objections to the proposal subject to conditions being attached in respect of sightlines, parking provision, surface water drainage, surfacing, road cleaning, turning areas, construction parking and a dilapidation survey of Dundas Place. The level of parking provision on the site is considered acceptable given the nature of the proposed development and the proximity of the site to the railway station, village centre and town centre.
Response: Noted. Appropriate conditions will be added to any consent issued.
- 4.4 **Environmental Services** – no objections subject to conditions and advisory notes in relation to noise impact from the construction of the proposed dwellings including the submission of a pilling method statement, noise impact, waste storage and dust mitigation and control.
Response: Noted. Appropriate conditions and advisory notes will be added to any consent issued.
- 4.5 **TRANSCO** – no response to date
Response: A condition will be attached to any consent issue requiring the developer to obtain permission from statutory undertakers in respect of works effecting their infrastructure.
- 4.6 **SP Energy Network** – have no objections to the proposed development, however note that they have underground cable in the vicinity.
Response: Noted. A condition will be attached to any consent issue requiring the developer to obtain permission from Scottish Power in respect of works effecting cables and/or equipment.
- 4.7 **East Mains Community Council** – commented that the height of the proposed development is not complimentary to the single storey sheltered accommodation to the side and rear, nor the two storey care home facing the front elevation.
Response: Noted. The design and scale of the proposed development is considered acceptable in this location given the adjacent flatted developments in Dundas Court and opposite the site on Dundas Place. The single storey sheltered accommodation at the rear of the proposed development is screened by existing fencing and drying greens and it is proposed to provide higher fencing and additional tree planting which will provide screening as it matures. The design of the flats complies with the Residential Design Guide in terms of window to window distances.

5 Representation(s)

- 5.1 Statutory notification was undertaken and the proposals advertised in the local press for Non-Notification of Neighbours. Following this, 5 letters of objection were received. The issues raised in these representations can be summarised as follows:

- a) **The proposed development will increase current parking problems in Dundas Place with its proximity to East Kilbride Station, the number of existing flats in the area and the Guide Hall. The provision of parking spaces in the proposed development is insufficient and will lead to parking congestion on Dundas Place.**

Response: Roads and Transportation raised no objection to the proposed access and parking for the proposed development. In particular the provision of 20 parking spaces is considered sufficient, particularly given the close proximity of the site to the village and town centres and the railway station.

- b) **At present there is no way of enforcing the residents-only parking for the existing flats in Dundas Court and the proposed development will add to the parking problems.**

Response: Roads and Transportation raised no objection to the proposed access and parking for the proposed development. The enforcement of residents only parking on private land is a matter for the owners of the properties and factors were appropriate.

- c) **Request resurfacing and that double yellow lines are introduced in Dundas Place.**

Response: Roads and Transportation raised no objection to the proposed access and parking for the proposed development. A condition has been attached requiring the developer to carry out a Dilapidation Survey prior to the start of construction and that any subsequent damaged caused to the road to be repaired at the developers expense. They do not consider it necessary to introduce double yellow line parking restrictions in Dundas Place.

- d) **Request that the footpath link, adjacent to the site, which provides a pedestrian link to West Mains Road and the Railway Station be blocked off to help discourage parking by non-residents.**

Response: Roads and Transportation raised no objection to the proposed access and parking for the proposed development. It is not proposed to close the pedestrian link to West Mains Road which provides a link for residents and other members of the public to the station and the town centre.

- e) **Suggest that construction traffic and construction parking will bring Dundas Place to a standstill making it impossible for residents to come and go as they need.**

Response: A condition has been attached requiring the developer to submit a Traffic Management Plan setting out details of how construction traffic and parking will be managed. A further condition has been attached prohibiting construction vehicles or staff vehicles from parking on Dundas Place, Dundas Court or surrounding public roads

- f) **The proposed development will cause a lack of privacy for the sheltered houses in Ladybank Court looking into the kitchen and living windows of these properties.**

Response: The single storey sheltered accommodation at the rear of the proposed development is screened by existing fencing and drying greens and conditions would be attached if planning permission is granted requiring the provision higher fencing to help screen these properties and additional tree planting to the rear of Block 2, along the rear boundary of the site which will provide screening as it matures. The design of the flats complies with the Residential Design Guide in terms of window to window distances.

- g) **The proposed development will cause the loss of trees along the boundary of the site which are valued and have been there for a long time.**

Response: Although there are some regenerated trees within the site boundary which will require to be removed during the demolition of the existing building additional tree planting will provide screening as it matures. Conditions have been attached requiring the submission of a landscaping scheme and the provision of additional tree planting to the rear of Block 2, along the rear boundary of the site.

- 5.3 These letters have been copied and are available for inspection in the usual manner and on the planning portal.

6 Assessment and Conclusions

- 6.1 The applicants propose to develop 18 residential units, comprising 2 three storey flatted blocks on land at Dundas Place in East Kilbride. In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise. The main determining issues in assessing this proposal are whether it accords with local plan policy, its impact on amenity and road safety matters.
- 6.2 Scottish Planning Policy (SPP) highlights that development proposals which accord with up-to-date plans should be considered acceptable in principle. The site is identified within the adopted South Lanarkshire Local Development Plan as being within the Housing Land Supply and therefore raises no issues in this regard. It is therefore considered that the proposal is in accordance with national planning policy and, in land use terms, the adopted SLLDP.
- 6.3 Policy 4 (Development Management and Placemaking) seeks to ensure that development takes account of and is integrated with the local context and built form. Proposals should have no significant adverse impacts on the local community and include where appropriate measures to enhance the environment. The design and scale of the proposed development is considered acceptable in this location given the adjacent flatted developments in Dundas Court and opposite the site on Dundas Place. The single storey sheltered accommodation at the rear of the proposed development is screened by existing fencing and drying greens and it is proposed to provide higher fencing to help screen these properties and additional tree planting which will provide screening as it matures. The proposed layout and scale and design of the flats complies with the Residential Design Guide in terms of window to window distances and other amenity issues. The proposed development is considered to be consistent with Policy 4 of the SDLLP and with the policy guidance set out within the associated Supplementary Guidance Development Management, Placemaking and Design.
- 6.4 Policy 13 (Affordable Housing and Housing Choice) seeks to ensure the provision of a range of house size and types to give greater choice in meeting the needs of the local community. This proposal is to develop residential units for social rent by East Kilbride Housing Association, a Registered Social Landlord RSL, to meet the needs for Affordable Housing in the East Kilbride area. The site is included within the Strategic Housing Investment Plan (SHIP). The proposed development is considered to be consistent with Policy 13 of the SDLLP and with the policy guidance set out within the associated Supplementary Guidance Affordable Housing and Housing Choice.
- 6.5 With regard to road safety, Policy 16 - Travel and Transport - requires all new development proposals to consider the resulting impacts of traffic growth. The impact of the proposal on the local road network and in terms of parking provision has been fully assessed by Roads and Transportation Services who have offered no objections, subject to conditions. The proposal can therefore be considered acceptable in transportation and road safety terms.

- 6.6 The application site is a brownfield site close to the village and town centres and public transport. It is therefore in a sustainable location. Given the site's location it is considered that the site can be appropriately serviced in terms of water and sewerage. No objections have been received from consultees in this regard. The site has been assessed by the Council's Flood Risk Management Team who are satisfied subject to a number of conditions in relation to the detailed submission and implementation of a Sustainable Drainage Design. The proposal is therefore acceptable when assessed against Policy 2 – Climate Change and Policy 17 - Water Environment and Flooding of the SLLDP and the Sustainable Development and Climate Change SG.
- 6.7 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposals accords with Policies 2, 3, 5, 12, 15, 16, SDCC2, SDCC3, DM1, DM15 and DM16 in the Proposed plan.
- 6.8 Five letters of representation was received in respect of the proposal, the grounds of which have been addressed in Section 5 above and do not merit refusal of the application. The requirements of the statutory consultees have been addressed through the use of conditions where appropriate.
- 6.9 In summary, it is considered that the proposal conforms to both national and local plan policy and that the proposal raises no significant environmental or infrastructure issues. Clearly, the positive redevelopment of this site to provide affordable housing in the East Kilbride area is welcomed. Following a full and detailed assessment of the proposed development, it is considered that the proposed development is in accordance with the adopted South Lanarkshire Local Development Plan and associated Supplementary Guidance and the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and on that basis, it is recommended that planning permission is granted.

7 Reasons for Decision

- 7.1 The proposal complies with Policies 2, 4, 6, 10, 12, 13, 16 and 17 of the Adopted South Lanarkshire Local Development Plan and associated Supplementary Guidance Development Management Place Making & Design and Sustainable Development. The proposal also complies with Policies 2, 3, 5, 12, 15, 16, SDCC2, SDCC3, DM1, DM15 and DM16 of the Proposed South Lanarkshire Local Development Plan 2.

Michael McGlynn

Executive Director (Community and Enterprise Resources)

8 June 2018

Previous references

- ◆ Planning Consent EK/04/0319
- ◆ Planning Consent EK/11/0077

List of background papers

▶	Application form	
▶	Application plans	
▶	South Lanarkshire Local Development Plan 2015 (adopted)	
▶	Proposed South Lanarkshire Local Development Plan 2 (2018)	
▶	Neighbour notification letter dated 17 April 2018	
▶	Consultations	
	Env Services Econsult	25.04.2018
	East Mains Community Council	01.05.2018
	Roads Development Management Team	24.05.2018 05.06.2018
	Roads Flood Risk Management	09.05.2018
	Scottish Water	18.04.2018
	SP Energy Network	20.04.2018
▶	Representations	Dated:
	Alan Scollan, 21 Dundas Court, East Kilbride, Glasgow, South Lanarkshire, G74 4AN	09.05.2018
	Christina J Crichton, 15 Dundas Court, East Kilbride, Glasgow, South Lanarkshire, G74 4AN	20.04.2018
	Yvonne Mardone, 19 Ladybank Court, East Kilbride, Glasgow, South Lanarkshire, G74 4HF	30.05.2018
	Mr Iain White, 34 Dundas Court, East Kilbride, Glasgow, South Lanarkshire, G74 4AN	19.04.2018 19.04.2018
	Mr Brad Smith, 1 Dundas Court, East Kilbride, G74 4AN	23.04.2018 23.04.2018

Contact for further information

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

Morag Neill, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Ext: 5053 Tel (01698 455053)

Email: morag.neill@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/18/0491

Conditions and reasons

01. That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:
- a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development;
 - b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees;
 - c) details of any top-soiling or other treatment to the ground;
 - d) sections and other necessary details of any mounding, earthworks and hard landscaping;
 - e) proposals for the initial and future maintenance of the landscaped areas;
 - f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.

Reason: To ensure the appropriate provision of landscaping within the site.

02. That prior to the completion of the development hereby approved, the maintenance and management scheme approved under the terms of Condition 1 shall be in operation.

Reason: To safeguard the amenity of the area.

03. 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.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

04. That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

05. That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 4, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

06. That before any of the dwellinghouses hereby approved are occupied, details of the storage and collection of refuse within the development shall be submitted to and approved by the Council as Planning Authority. Thereafter, prior to the occupation of any dwelling, the approved scheme shall be implemented and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: 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.

07. A demolition / construction phase risk assessment for air quality shall be undertaken following the principles of the latest Institute of Air Quality Management's Guidance on the Assessment of Dust from Demolition and Construction, or other principles as agreed in writing with the Planning Authority. If mitigation is identified this shall be implemented and monitored via a site specific dust management plan at the construction site, details of which require to be agreed in writing with the Planning Authority.

Reason: To minimise the risk of nuisance from dust to nearby occupants.

08. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1992 'Evaluation of human exposure to vibration in buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.

Reason: To minimise noise, vibration and disturbance to neighbouring residents/occupants during blasting.

9. That before the development hereby approved is completed or brought into use, a visibility splay of 2 metres by 35 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

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

Reason: In the interests of public safety.

11. That before the development hereby approved is brought into use, a dropped kerb access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of traffic and public safety.

12. The surface of driveways and parking areas shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the road.

Reason: In the interests of traffic safety and to prevent deleterious material entering the road.

13. That before the development hereby approved is completed or brought into use, a private vehicular access or driveway of at least 6 metres in length shall be provided and the first 2 metres of this access from the heel of the footway/service strip shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.

Reason: To prevent deleterious material being carried onto the road.

14. Appropriate cleaning systems should be put in place within the site to ensure mud and debris is not deposited on the public road to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety

15. The existing footway on Dundas Place, along the frontage of the site, including kerbing, requires to be resurfaced by the applicant as required by and to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety

16. The developer must ensure at all times that no construction vehicles or staff vehicles are parked on Dundas Place, Dundas Court or surrounding public roads to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety.

17. That before any works starts a Traffic Management Plan (TMP) for that construction phase with information such as, but not limited to, construction phasing, site deliveries routing/timings, construction compound layout, turning facilities, site car parking for visitors and site operatives and wheel washing facilities shall be submitted to and approved by the Council as Planning Authority. The TMP shall include a Travel Plan element to encourage less reliance on individual private car trips to the site for those personnel involved in construction activities on a routine basis and those attending through the course of site inspections and site meetings. The TMP shall be produced in consultation with the Council's Roads & Transportation Service, Police Scotland and Transport Scotland.

Reason: In the interests of traffic and public safety.

18. The recommendations contained within the approved Traffic Management Plan shall be implemented and adhered to at all times. The developer shall notify the Council in writing, as soon as reasonably practical, of any changes in construction activities where these will have an impact on the approved TMP. The developer will consult with the Council, as Roads Authority, together with Police Scotland and Transport Scotland to agree in writing any changes to the TMP, and thereafter adhere to and implement the agreed changes to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety.

19. Prior to commencement of development a dilapidation survey of Dundas Place shall be submitted to and approved in writing by the Council as Planning Authority. Any subsequent damaged caused to the road shall be repaired at the developers expense to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety.

20. That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.

Reason: To ensure the provision of a satisfactory sewerage system.

21. That before works start on the development details of surface water drainage arrangements (including provision of a flood risk assessment, drainage assessment and maintenance responsibilities) 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 (Appendices 1,2,3,4 & 5).

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

22. That the development hereby approved shall not be completed or brought into use until the surface water drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority, under the terms of Condition 21 above.

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

23. 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.

Reason: In order to retain effective planning control.

24. That before any of the dwellinghouses are occupied a 2.1 metre high close boarded fence shall be erected along the entire rear boundary of the site and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reasons: To safeguard the amenity of the area and in order to retain effective planning control.

25. Prior to development commencing on site details of a semi mature trees to be planted to the rear of Block 2, along the rear boundary of the site extending the entire length of Block 2, must be submitted to and approved by the Council as Planning Authority.

Reason: To safeguard the amenity of the area and in order to retain effective planning control.

26. That before any of the flats in Block 2 hereby approved are occupied, the semi-mature boundary planting required under Condition 25 above shall be planted and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: To safeguard the amenity of the area and in order to retain effective planning control.

P/18/0491

Vacant Land at 3 Dundas Place, East Kilbride



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Scale:
1:2,500
Date:
04/06/2018



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development