

Report

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| Report to: | Planning Committee |
| Date of Meeting: | 10 August 2021 |
| Report by: | Executive Director (Community and Enterprise Resources) |

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| Application no. | P/20/1310 |
| Planning proposal: | Erection of 19 dwellinghouses with associated access road, drainage and landscaping |

1 Summary application information

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| Application type: | Detailed planning application |
| Applicant: | Southvale Homes (Lanark) Ltd |
| Location: | Site of Former Lesmahagow High School Southern Campus Abbeygreen Lesmahagow Lanark South Lanarkshire |

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 Planning Committee has delegated powers to determine this application.

3 Other information

- ◆ Applicant's Agent: William Reilly - Planterra
- ◆ Council Area/Ward: 04 Clydesdale South
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (adopted 2021)**
 - Policy 1 - Spatial Strategy
 - Policy 2 - Climate change
 - Policy 3 -General Urban Areas
 - Policy 5 - Development Management and Placemaking
 - Policy 11 - Housing
 - Policy 15 - Travel and Transport
 - Policy DM1 - New Development Design
 - Policy DM15 - Water Supply
 - Policy DM16 - Foul Drainage and Sewerage
 - Policy SDCC3 - Sustainable Drainage Systems
 - Policy SDCC4 - Sustainable Transport
 - Policy SDCC6 - Renewable Heat

**Development Management, Placemaking and
Design Supplementary Guidance (2015)
Sustainable Development and Climate Change
Supplementary Guidance (2015)
Residential Design Guide (2011)**

♦ **Representation(s):**

| | | |
|---|---|-------------------|
| ▶ | 0 | Objection Letters |
| ▶ | 1 | Support Letters |
| ▶ | 2 | Comment Letters |

♦ **Consultation(s):**

Roads Development Management Team

Environmental Services

Scottish Water

Lesmahagow Community Council

Community and Enterprise Resources - Community Contributions

Education Resources - School Modernisation Team

Housing Planning Consultations

Roads Flood Risk Management

Planning Application Report

1 Application Site

- 1.1 The application site is the site of the former Lesmahagow High School Southern Campus, Abbeygreen, Lesmahagow. The majority of the site has been left vacant following the demolition of the school buildings in 2009, with the exception of the existing retained dwellinghouse at the front of the site, adjacent to the existing vehicular access, and a small electricity substation to the north. The site slopes up from the front of the site (to the east) to the tallest point at the back of the site, adjacent to the residential properties that bound the site. The site is located within the general urban area, with residential properties to the west and to the east (across Abbeygreen), a church to the south and the new high school site and a corner shop to the north, across School Road.

2 Proposal(s)

- 2.1 The proposal is for the redevelopment of the vacant site through the erection of 19 dwellinghouses, together with an associated access road, drainage works and landscaping. The existing dwelling on site is proposed to be retained as part of the redevelopment, as is the existing electricity substation.
- 2.2 The proposed site access would be retained from Abbeygreen, with a new residential street formed to provide access to 15 of the proposed dwellings, together with the parking spaces for the existing retained dwelling. The other 4 proposed houses would be accessed directly from Abbeygreen. The proposed site layout also includes a small area of open space to the south/west of the site, adjacent to the vehicular access, and this area would also be the site of the underground attenuation tanks forming part of the sustainable drainage system. The existing pedestrian access to the north of the site is not proposed to be retained as part of the redevelopment of the site, with the steps leading to School Road being outwith the applicant's control.
- 2.3 Four house types are proposed as part of the development, which are all bungalows / single-storey in height. The majority of the houses are detached, with two semi-detached dwellings to the front of the site, adjacent to the existing retained dwelling. Four of the houses would be two bedroom properties, with the remainder containing three bedrooms. The properties would all be of a similar architectural style, with a variety of hipped pitched roof designs. The houses are proposed to be rendered, with a brick base and a number of the house types would also include a brick feature to the front elevation. Given the levels on site, a number of the private gardens would be split level.
- 2.4 The applicant had initially sought approval for a larger development of 22 houses on the site, however, this has been reduced to 19 following discussions with the Planning Service.

3 Background

3.1 Local Plan Status

- 3.1.1 In this regard the application site and associated proposal is affected by the following policies contained in the adopted South Lanarkshire Local Development Plan 2:

Policy 1 - Spatial Strategy

Policy 2 - Climate change

Policy 3 - General Urban Areas

Policy 5 - Development Management and Placemaking

Policy 11 - Housing

Policy 15 - Travel and Transport

Policy DM1 - New Development Design
Policy DM15 - Water Supply
Policy DM16 - Foul Drainage and Sewerage
Policy SDCC3 - Sustainable Drainage Systems
Policy SDCC4 - Sustainable Transport
Policy SDCC6 - Renewable Heat
Policy SDCC7 - Low and Zero Carbon Emissions from New Buildings

3.1.2 An assessment of the proposal against these specific policies is contained in Section 6 of this report.

3.2 **Relevant Government Advice/Policy**

3.2.1 Scottish Planning Policy (Revised 2020) (SPP) advises that proposals that accord with up-to-date plans should be considered acceptable in principle.

3.3 **Planning Background**

3.3.1 The site was formally the location of the Lesmahagow High School Southern Campus. After the construction of the new High School, this site was no longer required and it has been subject to a number of planning applications, listed below:

CL/04/0481 – Residential Development (Outline)

CL/09/0265 - Erection of class 1 retail store together with associated landscaping car parking and improvements to road layout and access (planning permission in principle)

CL/13/0023 - Section 42 application to vary conditions 3 and 4 of Planning Permission CL/09/0265 to extend the time period for submission of further applications for approval of matters specified in conditions.

4 **Consultation(s)**

4.1 **Roads Development Management Team** – Have raised no objections regarding the layout of the site, number of parking spaces or the visibility at the road junctions and driveways. Advised that the proposal should be deferred until additional information is provided on the adoptable road extents, drainage strategy and until detailed road drawings are provided.

Response: Noted. It is considered that sufficient roads drawings have been provided to allow for the assessment of the planning application, with the more detailed aspects of the road design being undertaken as part of the Roads Construction Consent. Conditions can be included on any planning approval to ensure that the appropriate parking spaces and visibility splays are provided, and to control the final details of the sustainable drainage system.

4.2 **Environmental Services** – No objections, subject to the inclusion of relevant conditions and advisory notes.

Response: Noted. Appropriate conditions and informative can be included on any planning approval.

4.3 **Scottish Water** – No objections to the proposal, however the applicant should be aware that this does not confirm that the proposed development can currently be serviced by Scottish Water infrastructure.

Response: Noted.

4.4 **Lesmahagow Community Council** – No response received.

Response: Noted.

- 4.5 **Community and Enterprise Resources** – Happy for the proposal to be developed, on the assumption that the Councils residential design guidance is used. Any open spaces or play areas within the site would not be adopted for future maintenance.
Response: Noted. Given that open space will be provided on the site and the proposal has been reduced in scale, no financial contributions are being sought in this instance.
- 4.6 **Education Resources – School Modernisation Team** – No objections to the proposal on the condition that developer contributions are provided.
Response: Noted. As the proposal has been reduced in scale since the original consultation to less than 20 units, no financial contributions are considered to be required in this instance.
- 4.7 **Housing Planning Consultations** – Their preference is that an affordable housing contribution is provided in the form of a commuted sum.
Response: Noted. As the proposal has been reduced in scale since the original consultation to less than 20 units, no affordable housing contributions are required in this instance.
- 4.8 **Roads Flood Risk Management** – No response received.
Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken and the proposal was further advertised in the local press. Two letters of comment and one letter of support have been received in connection with this publicity, and the matters raised are summarised below:
- a) **Happy to support the development but would like reassurance that the wall at the end of my property will be shored up, since the ground below it will be dug up.**
Response: This would be a private civil matter to be resolved between the relevant landowners and is not a material planning consideration. The developer would be responsible for ensuring that construction works did not damage any existing boundary walls and for repairing any damage caused, in consultation with the other relevant landowners.
- b) **Support the planning application as it will generally improve this area of the village, however some concerns relating to the boundary between the site and their property. The existing boundary wall should not be damaged by construction works on site. Future owners of the properties adjacent to the boundary should be aware that there is a chance that sports equipment (footballs, Frisbees etc) may accidentally end up in their gardens and should allow access to retrieve these items.**
Response: These are private civil matters to be resolved between the relevant landowners and are not a material planning consideration. The developer would be responsible for ensuring that construction works did not damage any existing boundary walls and for repairing any damage caused, in consultation with the other relevant landowners.
- c) **What conditions will be placed on future owners of the properties adjacent to the boundaries with regards to the maintenance of existing boundary walls, which are normally jointly owned. Clarification is also sought on the responsibility of maintenance for the sections of boundary wall adjacent to areas of open space.**

Response: This would be a private civil matter to be resolved between the relevant landowners and is not a material planning consideration. The ownership of boundary walls is generally set out in the title deeds of properties. The open space would likely be jointly owned by the owners of the properties within the development and may be managed by a factor.

5.2 These letters are available for inspection on the planning portal.

6 Assessment and Conclusions

6.1 The applicant seeks detailed planning consent for the erection of 19 dwellinghouses with an associated access road, drainage and landscaping on the site of the former Lesmahagow High School Southern Campus, Abbeygreen, Lesmahagow. The main determining issues in assessing this proposal are whether it accords with adopted local development plan policy and its impact upon residential and visual amenity.

6.2 In terms of the adopted South Lanarkshire Local Development Plan 2 (LDP2), the relevant policies to be considered for this application are Policies 1, 2, 3, 5, 11, 15, DM1, DM15, DM16, SDCC3, SDCC4, SDCC6 and SDCC7.

6.3 Policy 1 (Spatial Strategy) states that the strategy of the Local Development Plan 2 will be to encourage sustainable economic growth and regeneration, move towards a low carbon economy, protect the natural and historic environment and mitigate against the impacts of climate change.

6.4 Policy 2 (Climate Change) notes that new development proposals should seek to minimise and mitigate against climate change by ensuring that they:

1. are sustainably located;
2. where appropriate involve the reuse of vacant and derelict land;
3. utilise renewable energy sources;
4. incorporate low and zero carbon energy generating technologies at an early design stage, and therefore reduce predicted carbon dioxide emissions in line with current building standards;
5. avoid areas of medium to high flood risk;
6. protect ecosystem services by ensuring no significant adverse impacts on the water and soil environment, air quality, biodiversity and blue/green networks, have no adverse effect on the integrity of any Natura 2000 sites and identify opportunities for enhancement of the natural heritage;
7. include opportunities for active travel routes and provide for trips by public transport;
8. include opportunities for the creation and enhancement of green infrastructure;
9. include opportunities for the greening of vacant and derelict land;
10. provide electric vehicle recharging infrastructure to encourage greater use of low carbon vehicles;
11. minimise waste through the provision of appropriate recycling, storage and collection points within developments;
12. where appropriate, development proposals should ensure that they can be connected to heat networks, including district heating, which may be developed in the future; and
13. avoid or minimise disturbance of carbon-rich soils and, where appropriate, include provision for restoration of damaged peatlands.

6.5 Policy 3 (General Urban Area) states that within urban areas and settlements residential developments will generally be acceptable, and proposals for uses ancillary to residential areas will be assessed on their individual merits, with particular regards

to their effect on the amenity and character of the area. Developments which would be detrimental to the amenity of residents and the wider community or to the character of the surrounding area will not be permitted.

- 6.6 The proposal is for the redevelopment of a vacant site within the existing settlement boundary for residential properties, and as such the principle of the development is considered to be acceptable in terms of Policies 1 and 3 of the LDP2. With regards to Policy 2, the site would also be sustainably located, in close proximity to schools and local services. It would make use of a sustainable drainage system and it is considered that it would have no significant adverse impact upon the environment, air quality, biodiversity, wildlife or natural heritage as a result of the relatively limited size of the development, its design and when taking into consideration the condition of the existing site. The proposal would also be a significant improvement to the character and visual amenity of the area, by redeveloping a prominent gap site that has been vacant for over a decade.
- 6.7 Policy 11 (Housing) states that the Council will support development of housing on the sites identified in the Housing Land Audit and as identified on the proposals map. Developers must provide a range of house size and types to give a greater choice in meeting the needs of the local community whilst recognising the demands of the wider housing market area. In this instance, the development is a vacant site within the existing settlement boundary, and the applicant is proposing bungalow/single-storey style houses as they have identified a need for this type of housing in the area.
- 6.8 Policy 5 (Development Management and Placemaking) seeks to ensure that development takes account of and is integrated within, 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.
- 6.9 Policy 15 (Travel and Transport) notes that the Council expects active travel and the availability of public transport facilities and access to be fundamental design and locational elements of new development. New development proposals should promote opportunities for travel by sustainable travel modes and proposals should consider measures to mitigate the impact of increased traffic growth and have regard to the need to reduce air pollution and greenhouse gas emissions.
- 6.10 Policy DM1 (New Development Design) states that new development will require to promote quality and sustainability and should enhance and make a positive contribution to the character and appearance of the environment. New developments will require to;
- Respect the local context and be appropriate to the character and topography of the site in terms of layout, scale, proportion, massing and appearance.
 - Be of a high quality design which is sympathetic to local traditions of form, detailing and materials.
 - Ensure that any archaeological, built heritage, landscape features and natural conservation interests on or adjacent to the site are identified and incorporated into the overall layout and design, with appropriate measures taken to enhance and/or protect the setting of these features.
 - Address sustainable development issues including the incorporation of energy efficient designs and layouts, the re-use/recycling of materials, water and waste, and the use of alternative energy sources.
 - Incorporate the use of sustainable drainage systems (SUDs).

- 6.11 With regards to the proposed design, layout and scale of the site, it is considered that it would be of an appropriate scale given the overall size and shape of the application site, and that both the scale and layout would suitably integrate with the existing urban fabric. The four properties directly accessed from Abbeygreen which would sit alongside the existing retained dwelling, would also help to improve the streetscape to the front of the property. The size of the properties and the plots would be broadly comparable with other urban developments and not out of character in relation to those neighbouring dwellings. The design of the proposed dwellings would not be out of character with the other dwellinghouses in the area and a range of house types are proposed to add some variety. Conditions can be added to any planning approval to control the final choices of external finishing materials to ensure that they suitably integrate into the area. Whilst some of the rear gardens are of a limited depth, and others are required to be split level due to the sloping nature of the site, it is considered that sufficient private useable garden ground can be provided for each dwelling. In addition, the proposals do not introduce any significant privacy or overshadowing concerns to existing residents. Whilst the window-to-window distances are relatively close on some plots, the single-storey nature of the houses proposed are such that suitable boundary treatment can be used to ensure that privacy for each dwelling is provided. The site would also benefit from a small area of open space to the front of the site, adjacent to the main entrance. Whilst this area is likely too small and too close to the road to be used as an effective informal play area, there are large playing fields in close proximity to the site, and the area of open space will positively contribute to the visual amenity of the area whilst providing space for the underground attenuation tanks required as part of the drainage system. Conditions can be included on any approval to control the landscaping scheme for this area and the wider site.
- 6.12 The existing vehicular access would be reused to form the new street providing access to the majority of the properties. The remaining four properties would take access directly from Abbeygreen, in common with the existing properties on the opposite side of this road, and the access arrangements would not raise any significant road safety concerns. Sufficient off-street parking has also been proposed for each of the proposed dwellings. Whilst the existing pedestrian access to the north of the site is not proposed to be retained, as it is not wholly within the applicants control and the steps to School Road would require significant investment to meet modern access standards, the new street would be relatively short in length and suitable access for both road traffic and those using footpaths can be made onto Abbeygreen. The site's location within the town is such that it is close to schools and other services, as well as public transport.
- 6.13 Policy DM15 (Water Supply) states that development will only be permitted where there is an adequate supply of water to serve the site including a supply of water for human consumption. Policy DM16 (Foul Drainage/ Sewerage Provision) requires all development within publically sewered areas to connect to the public network except in specified limited circumstances. The site is proposed to connect to the Scottish Water networks for both its fresh water supply and the sewer network, and Scottish Water have not indicated a lack of capacity for the site. A sustainable drainage system is also proposed to avoid surface water from entering the combined sewer system.
- 6.14 With regards to sustainable development, there are a number of policies applicable to the proposed development. Policy SDCC3 (Sustainable Drainage Systems) sets out the Council's approach to sustainable drainage on development sites and requires a sustainable drainage system to be used. Such a system is proposed in this instance, and the details of the system can be controlled by appropriate planning conditions on any approval.

- 6.15 Policy SDCC4 (Sustainable Transport) requires a transport assessment, a travel plan and a design and access statement to be provided where new developments will result in a significant increase in traffic. New developments are also required to recognise the needs of pedestrians, cyclists and public transport provision. The Council will also seek the inclusion of electric vehicle charging points within new developments. Given the scale of this site and its location within the existing settlement, no transport assessment is considered to be required in this instance. The proposed layout is considered to be acceptable in terms of providing safe transport to all those using the road and pavements, and the site is in close proximity to schools, local services and public transport routes. A condition can be imposed on any consent requiring electric vehicle charging points to be provided.
- 6.16 Policy SDCC6 (Renewable Heat) states that the Council will generally support development associated with the renewable generation of heat and that the possibility of heat networks should be investigated. Proposals for new development should ensure that the site can be connected to heat networks, including district heating, which may be developed in the future. In this instance, given the sites limited size, a district heating system is not proposed. In addition, given the location of the site within the existing town, any future district heating system would be likely to incorporate a wider section of the existing town and could be developed on that wider basis. A condition can be imposed on any consent to ensure that the development can be connected to any future district heating system.
- 6.17 Policy SDCC7 (Low and Zero Carbon Emissions from New Buildings) requires that all new buildings are designed so that at least 10% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met by the installation and operation of low and zero-carbon generating technologies. Applications must be accompanied by an 'Energy Statement' demonstrating compliance with this policy. In this instance, whilst no 'Energy Statement' has been provided upfront, partly due to the timing of the application being received before the current Local Development Plan was adopted, a suitable condition can be included on any approval to ensure that appropriate technologies are included as part of the development.
- 6.18 Overall the proposal is considered to be an appropriate redevelopment of a vacant urban site that will provide 19 new dwellings of an appropriate size, scale and design given the setting and character of the application site and wider area. As such, the proposal is considered to comply with the relevant policies of the adopted Local Development Plan 2.
- 6.19 In summary, following a full and detailed assessment of the proposed development, it is considered that it would have no significant adverse impact upon residential or visual amenity, the character of the area, the natural or historic environment or upon public safety, and that it is in accordance with the adopted South Lanarkshire Local Development Plan 2 (2021). As such, the granting of planning permission is recommended.

7 Reasons for Decision

- 7.1 The proposal will have no significant adverse impact upon residential or visual amenity, or upon public safety and it complies with the relevant policies of the adopted South Lanarkshire Local Development Plan 2 (2021) (Policies 1, 2, 3, 5, 11, 15, DM1, DM15, DM16, SDCC3, SDCC4, SDCC6 and SDCC7).

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 21 July 2021

Previous references

- ◆ CL/04/0481
- ◆ CL/09/0265
- ◆ CL/13/0023

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Development Management, Placemaking and Design Supplementary Guidance (2015)
- ▶ Sustainable Development and Climate Change Supplementary Guidance (2015)
- ▶ South Lanarkshire Council - Residential Design Guide (2011)
- ▶ Neighbour notification letters dated 21 October 2020 and 09 June 2021
- ▶ Newspaper Adverts, Lanark Gazette dated 27 October 2020 and 05 July 2021
- ▶ Correspondence with applicant, various dates

- ▶ Consultations Dated:
 - Roads Development Management Team 11 November 2020
 - Environmental Services 03 November 2020
 - Scottish Water 22 October 2020
 - Community and Enterprise Resources - Community Contributions 12 November 2020
 - Education Resources - School Modernisation Team 26 March 2021
 - Housing Planning Consultations 29 January 2021

- ▶ Representations Dated:
 - Miss Hazel Harper, 3 Broompark Drive, Lesmahagow, ML11 0DH 29 October 2020

 - R Nicol, on behalf of Abbeygreen Ministries Trust, The Manse, 6 Abbeygreen, Lesmahagow, ML11 0DB 11 November 2020

 - R Nicol, on behalf of Abbeygreen Ministries Trust, The Manse, 6 Abbeygreen, Lesmahagow, ML11 0DB 25 June 2021

Contact for further information

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

Andrew Muir, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455058

Email: andrew.muir2@southlanarkshire.gov.uk

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 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.

Reason: In the interests of the visual 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. 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.

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

08. 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 Government as Trunk Roads Authority).

Reason: To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.

09. That no development shall commence until 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.

10. That the development hereby approved shall not commence until 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 10 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.

11. That, unless otherwise agreed in writing with the Council as Planning Authority, provision shall be made for electrical charging points within the development for motor vehicles and mobility scooters. Prior to any works commencing on site details of the proposed arrangements shall be submitted, and agreed in writing with the Council as Planning Authority. Thereafter the scheme shall be implemented and maintained to the satisfaction of the Council as Planning Authority.

Reason: To ensure the provision of appropriate facilities on site.

12. Prior to commencement of the development hereby approved, details of measures to facilitate the provision of full fibre broadband to serve the development, including details of appropriate digital infrastructure and a timescale for implementation, shall be submitted to and approved in writing by the Council as Planning Authority, unless otherwise agreed in writing with the applicant. The approved measures shall thereafter be carried out in accordance with the agreed implementation timescale.

Reason: To ensure the provision of digital infrastructure to serve the development.

13. 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 10% 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 10% 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.

Reason: To secure a reduction in carbon dioxide emissions.

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.

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

15. That no dwellinghouse shall be occupied until the site is served by a public water supply in accordance with Scottish Water standards to the satisfaction of the Council as Planning Authority in consultation with Scottish Water.

Reason: To ensure the provision of a safe water supply.

16. 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.

17. (a) The applicant shall be required to undertake a comprehensive site investigation, carried out to the appropriate Phase level, to be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:
- (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
 - (ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;
 - (iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.
- (b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.
- (c) If the risk assessment identifies any unacceptable risks, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.

Reason: To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

18. (a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.
- (b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.
- (c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.

Reason: To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

19. That no dwellinghouse shall be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of satisfactory vehicular and pedestrian access to the dwellings.

20. That, unless otherwise agreed in writing, none of the dwellinghouses hereby approved shall be completed or brought into use until the parking spaces associated with that dwelling (as indicated on drawing 20/514/03 Rev B) are laid out and constructed to the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of adequate parking facilities within the site.

21. That before the development hereby approved is completed or brought into use, a vehicular visibility splay at the site access road and at each of the driveways directly accessed from Abbeygreen of 2.5 metres by 90 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.

22. That before the development hereby approved is completed or brought into use, a pedestrian visibility splay at the site access road and at each of the driveways directly accessed from Abbeygreen of 2.4 metres by 2.4 metres measured from the heel of the footway shall be provided on both sides of the vehicular access and everything exceeding 0.6 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.6 metres in height shall be planted, placed or erected within these sight lines.

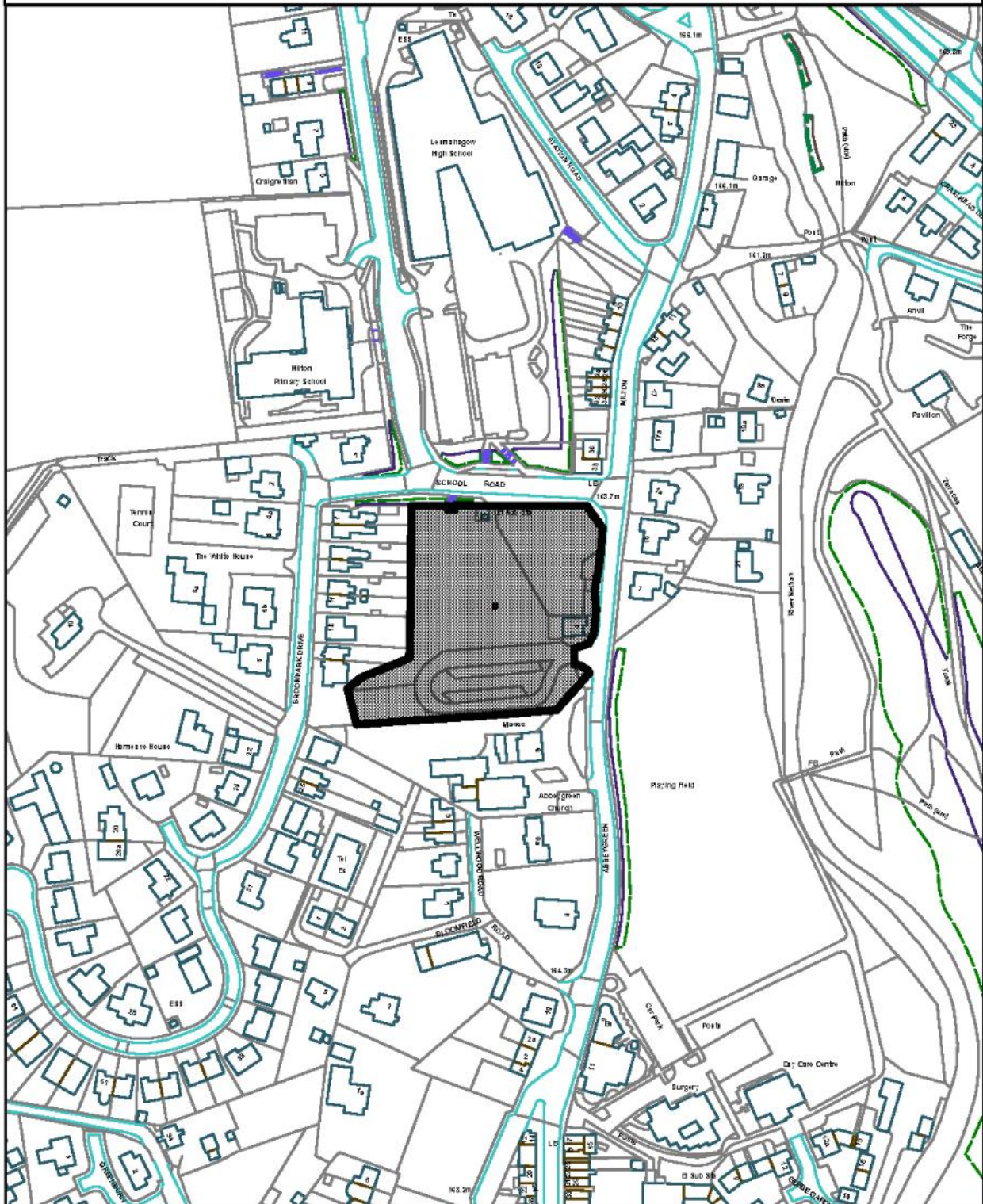
Reason: In the interests of public safety.

23. That no development shall commence until details of how the development will safeguard the possibility of the dwellings hereby approved being connecting to any future district heat system in the area are provided for written approval by the Council as Planning Authority.

Reason: To safeguard the potential for the properties to connect to any future district heating system in the area.

P/20/1310

Site of former Lesmahagow High School, Southern Campus, Abbeygreen



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South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development