

Report

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| Report to: | Planning Committee |
| Date of Meeting: | 11 February 2020 |
| Report by: | Executive Director (Community and Enterprise Resources) |

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| Application no. | P/19/1554 |
| Planning proposal: | Erection of 20 dwellinghouses (cottage flats) with associated parking and landscaping. |

1 Summary application information

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| Application type: | Detailed planning application |
| Applicant: | South Lanarkshire Council Housing and Technical Resources |
| Location: | Drumgray Avenue Uddingston G71 7FD |

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: Richard Barclay
- ◆ Council Area/Ward: 16 Bothwell And Uddingston
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
 - Policy 1 - Spatial strategy
 - Policy 2 - Climate change
 - Policy 4 - Development Management and Place Making
 - Policy 12 - Housing
 - Policy 14 - Green Network and Greenspace
 - Policy 16 - Travel and Transport
 - Policy 17 - Water Environment and Flooding

Development Management Place Making and Design Supplementary Guidance (2013)

Residential Design Guide (2011)

**Proposed South Lanarkshire Local
Development Plan 2 (Volumes 1 and 2) (2018)**

Policy 1 - Spatial Strategy
Policy 2 – Climate Change
Policy 5 - Development Management and Place
Making
Policy 11 – Housing
Policy 13 - Green Network and Greenspace
Policy 15 - Travel and Transport
Policy 16 - Water Environment and Flooding
Policy DM1 - New Development Design
Policy DM15 - Water Supply
Policy SDCC2 - Flood Risk
Policy SDCC3 - Sustainable Drainage Systems
Policy SDCC4 - Sustainable Transport

◆ **Representation(s):**

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

◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

Scottish Water

Bothwell Community Council

CER Play Provision Community Contributions

Planning Application Report

1 Application Site

- 1.1 The application relates to an area of previously developed land located off Bothwell Road at the southern side of Uddingston. The site was formerly utilised as part of a gas works and has been vacant since the mid 1990s. The site is fairly regular in shape, mainly flat and extends to approximately 0.68 hectares. The site comprises open ground with unmaintained grass throughout. The site is mainly bounded to the north and west by residential properties and to the south and east by commercial properties and open space. Access to the site is via Drumgray Avenue.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the erection of 20 dwellinghouses (cottage flats) with associated parking and landscaping. The 20 cottage flats proposed would be contained within five blocks of two storey buildings. The buildings would incorporate traditional pitched roofs. The proposed finish materials for the dwellings are render and brick walls, grey concrete roof tiles and UPVC windows and doors. The dwellings would be located on both sides of Drumgray Avenue with car parking provision provided at the front and side of the properties.
- 2.2 An area of open space would be provided along the south western area of the site. A Noise Assessment and Preliminary Ecological Appraisal were submitted with the application as supporting documents.

3 Background

3.1 Local Plan Status

- 3.1.1 In terms of local plan policy, the application site is located within the general urban area and is covered by Policy 1 - Spatial Strategy, Policy 2 - Climate Change, Policy 4 - Development Management and Place Making, Policy 12 - Housing, Policy 14 - Green Network and Greenspace, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding of the adopted South Lanarkshire Local Development Plan. The Development Management Place Making and Design Supplementary Guidance relating to 'Design' is also relevant to the assessment of the application. The content of the above policies and guidance and how they relate to the proposal is assessed in detail in Section 6 of this report.
- 3.1.2 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, Policy 1 - Spatial Strategy, Policy 2 - Climate Change, Policy 5 - Development Management and Place Making Policy, Policy 11 - Housing, Policy 13 - Green Network and Greenspace, Policy 15 - Travel and Transport and Policy 16 - Water Environment and Flooding are relevant. Volume 2 of the Proposed Plan contains further policy guidance that will be used when assessing planning applications. In this instance, Policies DM1 - New Development Design, DM15 - Water Supply, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems and SDCC4 - Sustainable Transport are relevant.

3.2 Relevant Government Advice/Policy

- 3.2.1 In terms of residential development, Scottish Planning Policy (SPP) requires Councils to maintain a five year supply of effective housing land. Planning Authorities are also required to promote the efficient use of land by directing development towards sites

within existing settlements, where possible, in order to make effective use of existing infrastructure and service capacity.

3.3 Planning Background

- 3.3.1 An application (P/18/1619) was submitted by Barratt West Scotland for the modification of the Section 75 Obligation associated with planning permission HM/05/0571 in relation to the provision of affordable housing, on 8 November 2018. This application is pending a decision.
- 3.3.2 A detailed planning application (P/18/1543) was submitted by BDW Trading Ltd for a residential development (21 units) with associated infrastructure on the site on 30 October 2018. This planning application is pending a decision.
- 3.3.3 Planning permission was granted to Barratt West Scotland on 12 February 2014 for residential development comprising 76 dwellinghouses and associated roads, infrastructure and landscaping (Matters Specified in Conditions Application relating to HM/05/0571). The application site included the area of land associated with the current planning application.
- 3.3.4 Planning permission was granted to Birch Sites Ltd (National Grid) on 16 January 2014 for a Modification of a Section 75 Obligation relating to Planning Permission HM/05/0571 for residential development with associated infrastructure, open space and landscaping (Amendment to Boundary of Social Housing Area) (HM/13/0505). The application involved a relatively minor amendment to the area of land designated for the provision of 21 affordable housing units under the Section 75 Obligation associated with planning permission in principle HM/05/0571.
- 3.3.5 Planning permission in principle was granted to Second Site Property Holdings Ltd on 12 October 2011 for residential development with associated infrastructure, open space and landscaping on this site and additional land bounding the site (HM/05/0571). The application was approved subject to the conclusion of a Section 75 Obligation which required the provision of 15% social housing and a financial contribution to upgrade community facilities in the area.

4 Consultation(s)

- 4.1 **Environmental Services** – have no objections to the application provided the remediation strategy undertaken by Johnson, Poole & Bloomer dated July 2015 is adhered to, the proposed protection measures are implemented and a completion report is provided. Conditions and informatives should also be attached to any consent granted in relation to noise levels, waste, demolition and pest control.
Response:- Noted. Any consent granted would incorporate appropriately worded conditions and informatives to address the matters raised.
- 4.2 **Roads Development Management** – have no objections to the application subject to conditions requiring the submission of a vehicle swept path analysis for the Council's approval, the provision of adequate surfacing and driveways and the relocation of any street furniture (e.g. lighting columns and traffic signs).
Response:- Noted. Any consent granted would incorporate appropriately worded conditions to address the matters raised.
- 4.3 **Scottish Water** – have no objections to the application.
Response:- Noted. Any planning consent granted would be conditioned to ensure that no dwellings are occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards.

4.4 **Uddingston Community Council** - no response to date.

Response: - Noted.

4.5 **CER Play Provision Community Contributions** – no response to date.

Response: - Noted. As the application is for social housing there would be no requirement for the provision of financial contributions towards community facilities in this instance.

5 Representation(s)

5.1 Statutory neighbour notification procedures were undertaken and the application was advertised in the Hamilton Advertiser under the heading Non-Notification of Neighbours. One letter of representation was received in relation to the application. The grounds of objection are summarised as follows:

a) **The Roads leading into Drumgray Avenue from Lidl are used as an overflow carpark for Scottish gas at present. This has been an ongoing issue with residents as Scottish Gas staff used to park at the other road into the site from Hornal Road/Maggie Lawson. The concern with the erection of these houses is where Scottish Gas will direct their staff to park as they have admitted their car park is full on certain days and staff have nowhere else to park.**

Response: Whilst the above points are noted, the matters raised are not relevant to the assessment of this planning application. Subject to the conditions discussed in Paragraph 4.2 above, Roads and Transportation Services are satisfied that the proposal raises no access, parking or road safety issues.

b) **The roads have yet to be adopted as it approaches nearly 2 years since Barratt moved off site and with Scottish Gas staff parking their cars and mounting the pavements they may damage the kerbs and the grass and the roads will fail any inspection made to pass any adoption criteria. There are no yellow lines or restrictions to stop this and even with the erection of these homes there is no promise the roads will be adopted or any traffic management put in place to stop Scottish Gas staff from causing further frustration during or after the erection of these homes.**

Response: Whilst the above points are noted, these are matters that are being addressed separately by Roads and Transportation Services through the roads construction consent (RCC) process.

c) **There is also the question of the un-adopted green areas that we currently pay a property management company to maintain which is open to any member of the public to utilise but we, as residents, pay for the upkeep on top of already paying inflated council tax. Will these new homes pay the same factor to maintain these areas or will they get to use them and we pay for it?**

Response: The tenants of the proposed Council houses would not pay factor fees for areas outwith the application site. However, the Council would be responsible for the maintenance of the open communal areas within the application site.

5.2 This letter has been copied and is available for inspection in the usual manner and on the planning portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for the erection of 20 dwellinghouses (cottage flats) with associated parking and landscaping. The determining issues in consideration of this application are its compliance with national and local plan policy and its impact on the amenity of adjacent properties and on the local road network.
- 6.2 In terms of national planning policy, SPP requires Councils to maintain a five year supply of effective housing land. Planning Authorities are also required to promote the efficient use of land by directing development towards sites within existing settlements, where possible, in order to make effective use of existing infrastructure and service capacity. In this instance, the application involves the re-use of a previously developed site for housing and the application site would be easily accessible by public transport, with bus stops located within close proximity of the site on Bothwell Road, and would be well integrated into existing walking and cycling networks. It is, therefore, considered that the proposal is in accordance with national planning policy.
- 6.3 In terms of local plan policy, the application site is designated for residential use in the adopted South Lanarkshire Local Development Plan where it is identified as part of the 2014 Housing Land Supply. The site also forms part of the Green Network. The relevant policies for the assessment of the application are Policy 1 - Spatial Strategy, Policy 2 - Climate Change, Policy 4 - Development Management and Place Making, Policy 12 - Housing Land, Policy 14 - Green Network and Greenspace, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding.
- 6.4 Policies 1 and 2 encourage sustainable economic growth and regeneration, a move towards a low carbon economy, the protection of the natural and historic environment and mitigation against the impacts of climate change. In line with these policies and as highlighted above, the proposal involves the reuse of an area of vacant land on a previously developed site located within a sustainable location within Uddingston. The development includes opportunities for active travel routes and trips by public transport, with bus stops located within close proximity of the site. In addition, the development would be well integrated into existing walking and cycling networks. The proposal is, therefore, considered to be in accordance with the terms of Policies 1 and 2.
- 6.5 As the application site is designated for residential use under the terms of Policy 12 and the site benefits from a planning permission in principle for residential development, the proposal raises no land use issues and conforms with Policy 12.
- 6.6 Policy 14 states that development proposals should safeguard the local green network, identified on the proposals map, and identify opportunities for enhancement and/or extension which can contribute towards:
 - i placemaking,
 - ii mitigating greenhouse gases,
 - iii supporting biodiversity,
 - iv enhancing health and quality of life,
 - v providing water management including flood storage, and buffer strips,
 - vi providing areas for leisure activity, and
 - vii promoting active travel.
- 6.7 It is considered that the design and layout of the residential development would increase the sense of place and the area of amenity space. In addition, to the significant area of open space and flood storage proposed for the wider residential

development approved under HM/05/0571, would ensure the enhancement of biodiversity and leisure opportunities within the site and the surrounding area. Furthermore, it is considered that the re-development of this vacant and untidy site would have a positive impact on the environment and the quality of life for those living in the surrounding area. In view of the above, it is considered that the proposal meets the aims of Policy 14.

- 6.8 Policy 16 - Travel and Transport seeks to ensure that development considers and, where appropriate, mitigates the resulting impacts of traffic growth and encourages sustainable transport options that take account of the need to provide proper provision for walking, cycling and public transport. In this regard, Roads and Transportation Services consider the proposal to be acceptable and are satisfied that it raises no access, parking or road safety issues. As discussed, the site is accessible by public transport and the development would be well integrated into existing walking and cycling networks. It is, therefore, considered that the proposal would not have an adverse impact on traffic flows or road safety and that the proposal complies with Policy 16.
- 6.9 In terms of the detailed design of the development, Policy 4 is relevant to the assessment of the application. This policy generally requires that new development has due regard to the layout, form, design and local context of the area and that it promotes quality and sustainability in its design. It is considered that the proposed layout for the development is acceptable and that it meets the main standards set out in the Council's Residential Design Guide, particularly in relation to road layout, house to plot ratios, window to window distances, rear garden depths and car parking provision. The proposed houses are of modern high quality design with a suitably high standard of finishing materials and it is considered that the development will be in keeping with the existing residential development in the surrounding area. The density of the proposal is similar to that of recent neighbouring residential developments and the proposed access arrangements have been assessed and are considered to be acceptable. In view of the above, it is considered that the proposal will relate satisfactorily to adjacent development and that the character and amenity of the area will not be impaired to a significant degree by reason of traffic generation, parking or visual intrusion. It is considered that the proposal represents a sensitive re-use of a vacant site and that the re-development of the site will improve the visual and environmental quality of the area. The proposal is, therefore, considered to be in accordance with the terms of Policy 4.
- 6.10 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, Policy 1 - Spatial Strategy, Policy 2 – Climate Change, Policy 5 - Development Management and Place Making Policy, Policy 11 – Housing, Policy 13 - Green Network and Greenspace, Policy 15 - Travel and Transport and Policy 16 - Water Environment and Flooding are relevant. Volume 2 of the Proposed Plan contains further policy guidance that will be used when assessing planning applications. In this instance, Policies DM1 - New Development Design, DM15 - Water Supply, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems and SDCC4 - Sustainable Transport are relevant.
- 6.11 In summary, it is considered that the application conforms with both national and local plan policy and that the proposal raises no significant environmental or infrastructure

issues. It is, therefore, recommended that detailed planning permission be granted subject to the conditions listed.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on residential or visual amenity nor raises any environmental or infrastructure issues and complies with Policies 1, 2, 4, 12, 14, 16 and 17 of the adopted South Lanarkshire Local Development Plan and the supplementary guidance of the Proposed Development Management, Place Making and Design Supplementary Guidance relating to 'Design.' The proposal also complies with Policies 1, 2, 5, 11, 13, 15 and 16 and Policies DM1, DM15, SDCC2, SDCC3 and SDCC4 of the Proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2).

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 22 January 2020

Previous references

P/18/1619
P/18/1543
HM/05/0571
HM/13/0505

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Development Management Place Making and Design Supplementary Guidance (2013)
- ▶ Residential Design Guide (2011)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 22.10.2019 & 05.12.2019
- ▶ Press Advertisement, Hamilton Advertiser dated 31.10.2019

- ▶ Consultations
 - Roads Development Management Team 15.01.2020
 - Environmental Services 24.12.2019
 - Scottish Water 01.11.2019

- ▶ Representations Dated:
 - Mr Jonathan Busby, 17 Maggie Lawson Court, Uddingston, Glasgow, South Lanarkshire, G71 7FB 09.11.2019

Contact for further information

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

Jim Blake, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Phone: 01698 453657
Email: jim.blake@southlanarkshire.gov.uk

Conditions and reasons

01. 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.

02. 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.

03. 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 2, 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.

04. 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.

05. 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.

06. 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.

07. That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

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.

08. That before the development hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.

Reason: In the interests of traffic and public safety.

09. 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.

10. That before any development commences on site a vehicle swept path analysis shall be submitted to and approved by the Council as Planning and Roads Authority. The first 2 metres (min) length of each of the proposed parking bays shall be surfaced across their full width. Thereafter, the approved details shall be implemented to the Council's satisfaction.

In the interests of public safety.

11. That prior to the relocation of any street furniture (e.g. lighting columns and traffic signs) their final locations shall be agreed with the Council as Planning and Roads Authority.

In the interests of public safety.

12. Part 1

Between the hours of 08:00 and 20:00 the measured noise rating level emitted from any local industrial or commercial noise source (LAeq,1hr) shall not exceed the pre-existing background noise level (LA90,30 min) by more than 4dB when measured in

accordance with British Standard BS 4142:2014 - Method for Rating and Assessing Industrial and Commercial Sound at the proposed development.

Between the hours of 20:00 and 08:00 the noise rating level emitted from any local industrial or commercial noise source (LAeq,15 min) shall not exceed the pre-existing background noise level (LA90,30min) by more than 4dB when measured in accordance with BS4142:2014 at the proposed development.

The condition above is based on The Charlie Fleming Associates Report on Supermarket Sound for Barrat West Scotland at Hornal Road, Uddingston dated 29 October 2018.

In order to comply with this condition an acoustic barrier in keeping with section 5.10 shall be constructed along the south-western boundary of the development. The details of the barrier shall be agreed with the Planning Authority prior to the site becoming occupied.

Part 2

The internal noise levels shall comply with BS 8233:2014 Guidance on sound insulation and noise reduction for buildings as follows-

The scheme shall ensure that-

- a) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LAeq,16hr of 40dB daytime (07:00 - 23:00)
- b) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LAeq,8hr of 30dB night-time (23:00 - 07:00).
- c) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LA,max of 45dB night-time (23:00 - 07:00).
- d) The external levels shall not exceed an LAeq,16hr of 50dB daytime in any garden areas, when measured free-field

With a view to complying with the above condition, a suitable glazing specification shall be submitted to and agreed with the Council as Planning Authority prior to the development becoming occupied. This shall include details of ventilation.

Part 3

The Internal Noise Rating Values, within any residential property and resultant from the development, shall not exceed -

NR25 between 23.00hrs and 08.00hrs

NR35 between 08.00hrs and 23.00hrs

Reason: In the interests of amenity.

13. (a) Remediation of the site shall be carried out in accordance with the approved remediation plan, Johnson, Poole & Bloomer Remediation Strategy document dated July 2015, 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.

14. That before any development commences on site, details of facilities for the storage of refuse within the site, including design, location, external finishes and access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwelling unit shall be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority.

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.

15. That no further changes in ground levels within the site shall take place without the prior written consent of the Council as Planning Authority.

Reason: In the interests of amenity and in order to retain effective planning control.

16. That the first 2 metres (min) length of each of the proposed parking bays shall be surfaced across their full width to the satisfaction of the Council as Planning and Roads Authority.

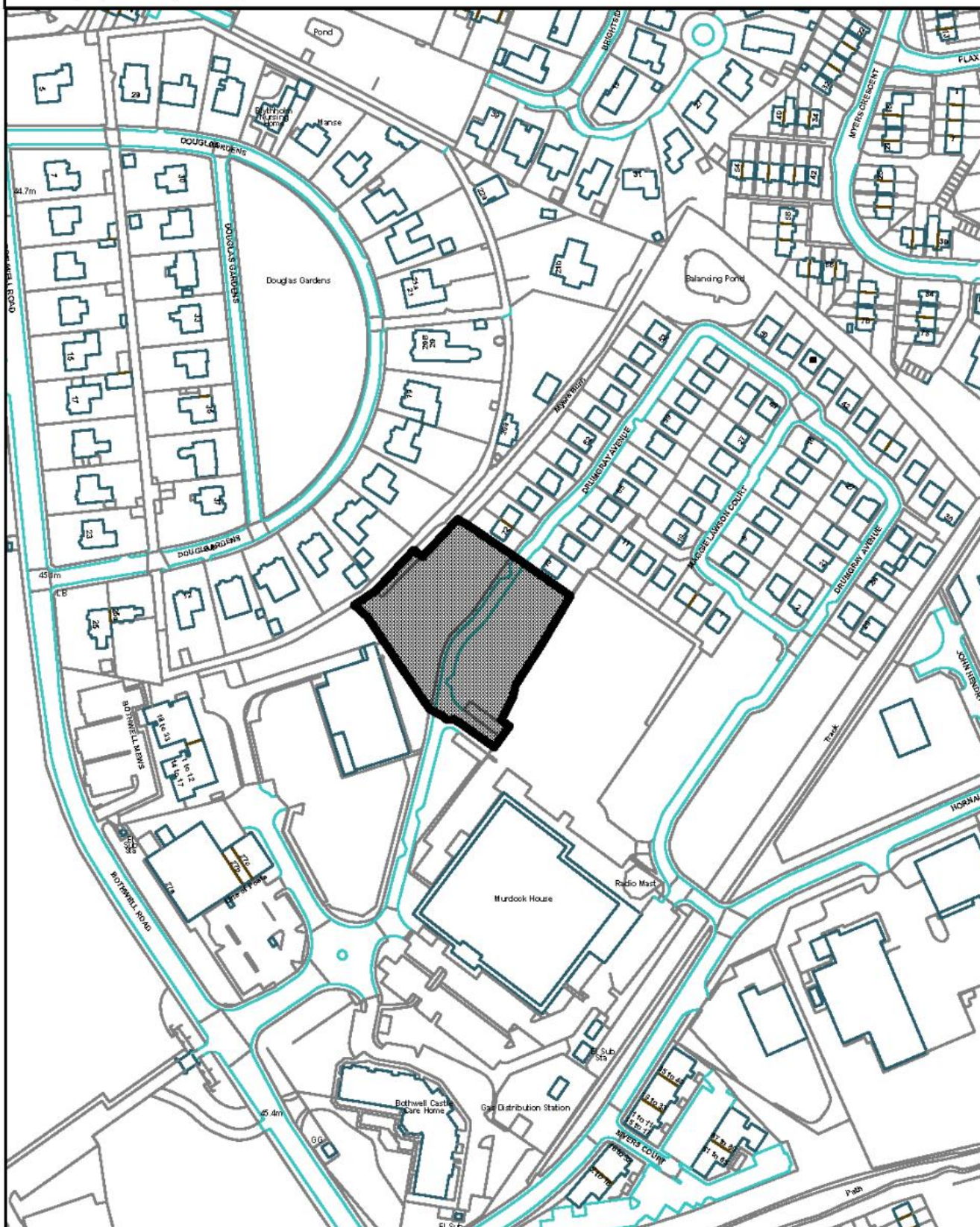
Reason: To prevent deleterious material being carried onto the highway.

17. That the recommendations of the Preliminary Ecological Appraisal by Applied Ecology Ltd and dated 24 July 2019 be followed to the satisfaction of the Council as Planning and Roads Authority.

Reason: In the interests of amenity and in order to retain effective planning control.

P/19/1554

Drumgray Avenue, Uddingston



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Scale:
1:2,500
Date:
15/01/2020



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development