

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>22 September 2020</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/20/0542
Planning proposal:	Residential development and associated works including demolition of buildings and land re-profiling operations (Planning permission in principle)

## 1. Summary application information

Application type:	Permission in principle
Applicant:	Signify Commercial UK Ltd
Location:	Philips Wellhall Road Hamilton ML3 9BZ

## 2. Recommendation(s)

### 2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant planning permission in principle (subject to conditions) based on conditions attached

### 2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) Planning permission in principle should not be issued until an appropriate obligation under Section 75 of the Planning Act, and/or other appropriate agreement, has been concluded between the Council, the applicants and the site owner(s). This planning obligation should ensure that appropriate financial contributions are made at appropriate times during the development towards the following:
  - Additional nursery, primary and secondary education accommodation as appropriate.
  - The provision of appropriate community facilities, either on site or off.
  - The provision of affordable housing on site or by way of a commuted sum.

In accordance with agreed procedure, should there be no significant progress, on behalf of the applicant, towards the conclusion of the Planning Obligation within 6 months of the date of the Committee, the proposed development may be refused on the basis that, without the planning control/developer contribution which would be secured by the Planning Obligation, the proposed development would be unacceptable.

If, however, this matter is being progressed satisfactorily, the applicant will be offered the opportunity to enter into a Processing Agreement, if this is not already in place. This will set an alternative agreed timescale for the conclusion of the Planning Obligation.

All reasonable legal costs incurred by the Council in association with the above Section 75 Obligation shall be borne by the developers.

### 3. Other information

- ◆ Applicant's Agent: Shahid Ali
- ◆ Council Area/Ward: 18 Hamilton West And Earnock
- ◆ 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 5 - Community Infrastructure Assessment

Policy 6 – General Urban Area/Settlements

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 (2015)**

**Community Infrastructure Assessment Supplementary Guidance (2015)**

**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 3 - General Urban Areas and Settlements

Policy 5 - Development Management and Place Making Policy

Policy 7 - Community Infrastructure Assessment

Policy 13 - Green Network and Greenspace

Policy 15 - Travel and Transport

Policy 16 - Water Environment and Flooding

Policy DM1 - New Development Design

Policy SDCC2 - Flood Risk

Policy SDCC3 - Sustainable Drainage Systems

Policy SDCC4 - Sustainable Transport

Policy DM15 - Water Supply

Policy NHE18 - Walking, cycling and riding routes

Policy NHE20 – Biodiversity

◆ **Representation(s):**

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

◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

Scottish Water

SP Energy Network

CER Play Provision Community Contributions

Education Resources School Modernisation Team

Housing Services

Arboricultural Services

Countryside and Greenspace

SEPA Flooding

Roads Flood Risk Management

# **Planning Application Report**

## **1. Application Site**

- 1.1 The application relates to an area of land located on Wellhall Road, Hamilton. The site is currently occupied by several industrial and business properties and comprises an internal road system, large areas of hardstanding, grass and shrubs with mature trees located mainly along its north and western boundaries. The site is essentially rectangular in shape and extends to approximately 7.32 hectares. The site is bounded on all sides by residential development with Wellhall Road located along its north western boundary and a roundabout and retail store located at its northern tip. Access to the site is taken via a roundabout on Wellhall Road.
- 1.2 The site's buildings are currently vacant as the site is no longer considered to be an effective location for occupiers. The applicant's (formerly known as Philips Lighting) decision to close the facility was driven by a continual decline in market demand for the SOX lamp product. Due to this ongoing market decline, SOX production was phased out in line with market demand, and operations on site ceased in December 2019.

## **2. Proposal(s)**

- 2.1 The applicant seeks planning permission in principle for residential development and associated works including the demolition of buildings and land re-profiling operations. An illustrative site layout was submitted with the application which shows a development of 200 dwellings. In terms of building density and heights, the illustrative layout shows that the development would incorporate a variety of building types which would vary in height. Buildings would range between two and four storeys and house types would include detached, semi-detached and terraced housing as well as the potential for cottage flats and townhouses.
- 2.2 The supporting information submitted advises that the development would incorporate a landscape buffer to the north-west of the site along Wellhall Road and would retain the existing mature trees on the boundary, provide new tree and landscape planting. This would set the built edge of development back from the boundary to provide relief from existing roads and housing and enhance the setting around the perimeter. A central green space would create a focal point within the development and an additional area of open space to the north east of the site would contain a SUDS basin. The design proposes a single point of vehicular access via the existing Wellhall Road roundabout. From this, a primary loop road would enable a clear route through the development with a small number of secondary streets providing additional access to housing and parking.
- 2.3 The proposed development is classified as a 'Major' development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and was subject to a 12 week period of pre-application consultation (PAC) including a public exhibition which was held at South Lanarkshire Lifestyles in Fairhill, Hamilton on 13 February 2020. A copy of the Pre-application Consultation Report has been submitted as a supporting document. The outcome of the exhibition and the response of the applicants to comments received are detailed within the PAC Report. Additional supporting documents submitted with the planning application include a Planning Statement, Transport Assessment Ecological Report, Surface Water Drainage Strategy Report, Flood Risk Assessment, Ground Conditions - Phase I & II (Pre-2019/Historical) Data Report, Ground Conditions 2019 Phase II Site-wide

Investigation Report, Preliminary Remediation Strategy, Design and Access Statement and an Arboricultural Impact Assessment Report.

- 2.4 Under The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, certain development projects require the planning authority to consider whether a proposed project is likely to have a significant effect on the environment, therefore, a screening opinion was undertaken by the Council prior to the submission of the planning application. Taking into account the characteristics of the development, its location and potential impact, the Council considered that the proposal does not require an Environmental Impact Assessment (EIA) and that environmental issues could be adequately addressed within the planning application process.

### **3. Background**

#### **3.1 Local Plan Background**

- 3.1.1 The application site is located within the General Urban Area in the adopted South Lanarkshire Local Development Plan. A small part of the site is also covered by the Green Network. The relevant policies in terms of the assessment of this application are Policy 1 - Spatial Strategy, Policy 2 - Climate Change, Policy 4 - Development Management and Place Making, Policy 5 - Community Infrastructure Assessment, Policy 6 - General Urban Area/Settlements, 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 and the Community Infrastructure Assessment Supplementary Guidance are 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 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of the proposed South Lanarkshire Local Development Plan 2. A number of amendments to policy have been recommended which will be carried through to adoption stage. For the purposes of determining planning applications the Council will assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan and those within the proposed South Lanarkshire Local Development Plan 2 alongside the Reporters amendments. Whilst the Reporters amendments have yet to be ratified by South Lanarkshire Council they are nevertheless a material consideration. In this instance Policy 1 - Spatial Strategy, Policy 2 – Climate Change, Policy 3 - General Urban Areas and Settlements, Policy 5 - Development Management and Place Making Policy, Policy 7 - Community Infrastructure Assessment, 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, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems, SDCC4 - Sustainable Transport, DM15 - Water Supply, NHE18 - Walking, cycling and riding routes and NHE20 – Biodiversity are relevant.

#### **3.2 Relevant Government Advice/Policy**

- 3.2.1 In terms of residential development, 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.

3.2.2 Designing Streets – A Policy Statement for Scotland was introduced in March 2010 and marks the Scottish Government's commitment to move away from a standardised engineering approach to streets and to raise the quality of design in urban and rural development. Development layouts should be designed to encourage a safe environment for pedestrians and cyclists with narrower streets, carefully positioned dwellings, landscaping and off-street parking which can be more effective at achieving slower traffic movements. Permeability which encourages walking is now seen as a high priority and footpath links are encouraged to ensure that houses can be easily accessed from main public transport routes.

### 3.3 Planning Background

3.3.1 A Proposal of Application Notice (PAN) was submitted by the applicant to the Council for residential development and associated works within the site and was approved on 12 February 2020.

## 4. Consultation(s)

4.1 **Education Resources** – have no objections to the application subject to the applicant agreeing to a financial contribution towards additional education accommodation requirements at Hamilton Grammar, Holy Cross, St Johns Primary, St Marys Primary Hamilton, and their feeder nurseries where appropriate.

**Response:-** Noted. The applicant has in principle indicated a willingness to enter into a Section 75 Obligation and/or other legal agreement with the Council regarding these contributions.

4.2 **Environmental Services** – have no objections to the application subject to conditions requiring the submission of a noise impact assessment, construction noise assessment, noise piling method statement, a contaminated land site investigation and remediation plan, a scheme for the control and mitigation of dust, details of the Sustainable Urban Drainage System (SUDS) and its maintenance and details of facilities for the storage of refuse within the proposed development. In addition, informatives should be attached to any consent advising the applicant of the requirement for adequate pest control measures and the re-use and or importation of soils and substrates.

**Response:-** Noted. As the proposal relates to an application for planning permission in principle it is considered that appropriately worded conditions could be incorporated into any consent granted requiring the submission of the above details for the Council's approval and future implementation following the submission and approval of the required matters specified in conditions application(s).

4.3 **Roads Development Management Team** – have no objections to the application subject to conditions being attached to any consent to ensure that further information is brought forward as part of a future Matters Specified in Condition (MSC) application. The TA prepared by Jacobs UK Limited examined several key junctions during the 'am' and 'pm' peak; this included Peacock Cross and nearby junctions linked by SCOOT technology. The current indicative site layout and supporting TA have been prepared based on an upper limit of 200 residential dwellings. The TA adopted the Council's 0.6/0.2 ratio for trip generation along with agreed traffic growth requirements and this has ensured a robust assessment. Conditions should be attached to any consent in relation to access, traffic control systems, footpaths, traffic management, travel plan, car parking, bus stops, cycle storage, electric charging points, signage etc.

**Response:-** Noted. Appropriately worded conditions would be attached to any consent granted to address the above matters.

- 4.4 **Roads and Transportation Services (Flood Risk Management Section)** – have no objections to the application subject to conditions requiring the submission of a complete flood risk/drainage assessment with the required signed appendices for the Council's approval and the Council's Sustainable Urban Drainage Systems (SUDS) design criteria being satisfied through the completion of a self-certification document.  
**Response:-** Noted. Appropriately worded conditions would be attached to any consent granted to address the above matters.
- 4.5 **Scottish Water** – have no objections to the application.  
**Response:-** Noted.
- 4.6 **CER Play Provision** – have no objections to the application which is acceptable in principle from a community/play provision perspective. If any open spaces/play areas were to be progressed as part of the development Grounds Services would not adopt any of the areas for future maintenance and as such consideration of a factoring arrangement or similar would be required. The Residential Design Guidance should be used throughout the application process. Within the vicinity of the proposal there are a number of community assets in need of investment. Rather than seeking additional on-site provision obtain a financial contribution towards investment in these local existing assets would be preferable.  
**Response:-** Noted. The applicant has in principle indicated a willingness to enter into a Section 75 Obligation and/or other legal agreement with the Council regarding these contributions.
- 4.7 **Housing Services** – Housing would look to have all 25% affordable housing provision provided within the site of the former Philips Factory. It is noted that, at this time, you do not need full details of the housing mix, therefore, Housing can provide that information when the detailed application is submitted. We would always reserve the right to obtain a commuted sum in the event that for any reason the developer was unable to provide on-site affordable housing provision.  
**Response:-** Noted. The applicant has in principle indicated a willingness to enter into a Section 75 Obligation and/or other legal agreement with the Council regarding these matters.
- 4.8 **Arboriculture** – have no objections to the application subject to the inclusion of conditions requiring the submission of a scheme for the protection of retained trees, arrangements for pre-commencement site meetings relating to tree protection, site supervision and monitoring of any approved arboricultural protection measures.  
**Response:-** Noted. Any consent granted would include appropriately worded conditions to address the above matters.
- 4.9 **Countryside & Greenspace** – a landscape masterplan needs to be submitted for approval which details the full range of hard and soft landscape specifications for the areas of greenspace identified on the indicative site layout. It is recommended that more substantial structural planting be undertaken around the perimeter of the site than indicated on the indicative layout plan. This may require reconfiguration of the plot layout in some areas. In particular we would wish to see stronger connectivity with the Wellhall Burn and other existing fragments of woodland/tree cover around the perimeter of the site to strengthen the functionality of the 'Greenspace Network'. The SUDS area must be publicly accessible and be designed to maximise the benefit for biodiversity. Details of the construction specifications for the access links (to Woodfoot Road and Wellhall Road) need to be provided. These should be multi-functional and suitable for use by pedestrians and cyclists. Consideration should also be given to an additional path link between the Woodfoot access link and Wellhall Road running along the western site boundary.

**Response:-** Noted. Any consent granted would incorporate appropriately worded conditions to address the matters raised.

- 4.10 **SP Energy Networks** – have no objections to the application.

**Response:-** Noted.

- 4.11 **SEPA (Flooding)** – have no objections to the application subject to the inclusion of informatives relating to construction, demolition, pollution prevention and contamination.

**Response:-** Noted. Any consent granted would incorporate appropriately worded informatives to address the matters raised.

## **5. Representation(s)**

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

- (a) **My property will border the planned new development. There is a corridor of native plants, shrubs and trees which is widely used by wildlife and also presents a visibly attractive outlook for all properties in the existing houses in Philips Wynd. My concern is that any flats constructed next to or close to this boundary will have a severe adverse effect on the plant life and wildlife using the corridor due to sunlight being blocked and potential additional human interference.**

**Response:** As the application is for planning permission in principle limited details have been submitted with the application in terms of the detailed layout and design of the proposal. Any subsequent application(s) submitted for the approval of matters specified in conditions would have to take account of the design guidance contained within the Council's Residential Design Guide and be in keeping with development in the surrounding area whilst protecting and enhancing the local green network. The adjacent resident involved has been advised of the above in writing.

- (b) **Similarly if flats are constructed next to or close to the boundary they will also block out valuable sunlight from gardens in the existing houses in Philips Wynd. This is particularly relevant as many gardens are north facing and only really get sunlight later in the afternoon when the sun is lower. At present that is fine, however, this would be blocked out by any new building of any significant height constructed in the new development. Is it planned to construct flats within the new development or will it all be houses and if flats are planned is it known where they will be located and how many stories high they will be.**

**Response:** Again, as the application is for planning permission in principle limited details have been submitted with the application in terms of the detailed layout and design of the proposal. Any subsequent application(s) submitted for the approval of matters specified in conditions would have to take account of the design guidance contained within the Council's Residential Design Guide and be in keeping with development in the surrounding area. The adjacent resident involved has been advised of the above in writing.

- (c) **I would like to know the distance from my boundary to the fence of the proposed houses? I presume the existing slope would be maintained.**



**Response:** Whilst an illustrative site layout plan was submitted with the application this is only indicative and would not be approved as part of any consent granted. However, in terms of distances and ground levels any subsequent application(s) submitted for the approval of matters specified in conditions would have to take account of the design guidance contained within the Council's Residential Design Guide to ensure that it is in keeping with and has no adverse impact on existing properties in the surrounding area.

- (d) **There has always been an issue of standing water in the properties on this estate after heavy/prolonged rain as the drainage is very poor. I note this has been an issue on the proposed site also and I hope more consideration is given to drainage than altering the direction the new buildings lie.**

**Response:** With regard to surface water drainage, no adverse comments were raised by Roads and Transportation (Flood Risk Management) subject to the inclusion of conditions requiring the submission of a Flood Risk/Drainage Assessment for the Council's approval and the provision of a sustainable urban drainage system (SUDS) within the site.

- (e) **Will the builders be responsible for any problems that existing residents may encounter with vermin during and after the demolition of the existing buildings?**

**Response:** This is a matter that Environmental Services could investigate and discuss with the potential developer of the site if required.

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

## **6. Assessment and Conclusions**

6.1 The applicant seeks planning permission in principle for residential development within the application site. 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 residential development, 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. Designing Streets - A Policy Statement for Scotland was introduced in March 2010 and marks the Scottish Government's commitment to move away from a standardised engineering approach to streets and to raise the quality of design. Development layouts should be designed to encourage a safe environment for pedestrians and cyclists, carefully positioned dwellings, landscaping and off-street parking which can be more effective at achieving slower traffic movements. Permeability which encourages walking is now seen as a high priority and footpath links are encouraged to ensure that houses can be easily accessed from main public transport routes.

6.3 In this instance, the proposal involves the re-use of a previously developed site and whilst the existing buildings within the site are not particularly obtrusive in terms of visual amenity it is considered that the proposed development would have a positive impact on the built and natural environment. The proposal also promotes development in a sustainable location within Hamilton which would be accessible by public transport with an existing bus route running along Wellhall Road. The proposed development would also be well integrated into existing walking and cycling networks. With regard

to Designing Streets, any detailed layout submitted with a subsequent application(s) for the approval of matters specified in conditions would have to comply with this guidance in addition to the design standards set out in the Council's Residential Design Guide. It is, therefore, considered that the principle of the proposal is acceptable and in accordance with national planning policy.

- 6.4 In terms of local plan policy, the application site is located within the general urban area in the adopted South Lanarkshire Local Development Plan. A small part of the site is also covered by the Green Network. The relevant policies in terms of the assessment of the application are Policy 1 - Spatial Strategy, Policy 2 - Climate Change, Policy 4 - Development Management and Place Making, Policy 5 - Community Infrastructure Assessment, Policy 6 - General Urban Area/Settlements, 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 and the Community Infrastructure Assessment Supplementary Guidance are also relevant to the assessment of the application.
- 6.5 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 the proposal involves the development of a site which is located in a sustainable location within Hamilton and where the principle of residential use is considered to be acceptable. The site benefits from opportunities for trips by public transport and is located close to commercial services such as retail, leisure, schools, health care etc. The proposed development offers an opportunity to enhance the built environment and it is considered that the redevelopment of the site would result in an attractive and vibrant addition to neighbouring development. Existing habitats such as existing mature trees and open space would be retained and enhanced where possible and would be properly maintained and managed in the future. A SUDS basin would also be provided to the northern area of the site which integrates into the open space strategy for the site. It is envisaged that the basin would be planted with appropriate wet meadow mix and emergent species which would encourage biodiversity. The houses within the new neighbourhood would be designed to the latest technical standards in terms of insulation, air tightness and energy ratings. It is, therefore, considered that the proposal meets the terms of the above policies.
- 6.6 In terms of the design of the proposed development Policy 4 and Policy 14 are relevant to the assessment of the application. Policy 4 generally requires new development to have due regard to the layout, form, design and local context of the area and to promote quality and sustainability in its design. As the application is for planning permission in principle, limited details have been submitted with the application in terms of the detailed layout and design of the proposal. Consequently, any subsequent application(s) submitted for the approval of matters specified in conditions would have to take account of the design guidance contained within Designing Streets and the Council's Residential Design Guide and be in keeping with development in the surrounding area whilst protecting and enhancing the local green network. However, in terms of the illustrative layout submitted, it is considered that the proposed development could integrate well into the local context and built form.
- 6.7 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.

- 6.8 An ecology report was commissioned in support of the application which concluded that the application site has relatively low ecological value. A supplementary Bat Survey report was submitted with the application which concluded that no evidence of roosting was identified during any active season survey. The illustrative layout submitted incorporates areas of structured landscaping and open space to enhance the urban form and character of the site and indicates that existing habitats such as mature trees and open space would be retained and enhanced where possible and would be properly maintained and managed in the future. It is also envisaged that the SUDS basin proposed in the northern area of the site would be planted with appropriate wet meadow mix and emergent species which would encourage biodiversity. All surface water runoff would be dealt with through a sustainable urban drainage system (SUDS) designed as an integral part of the overall landscape design. Path connections through the green spaces would offer opportunities for walking and cycling. It is considered that the application site, the surrounding area and the Green Network as a whole would benefit from the enhanced leisure and ecological opportunities that the proposal provides. Any consent granted would be conditioned to ensure the submission of a landscaping scheme for the Council's further approval which could incorporate the use of native species or those with known benefits to biodiversity to ensure continued opportunities for biodiversity and leisure within the site and the surrounding area. Given the above, it is considered that the development of the site would have a positive impact on the environment and will improve the quality of life for those living in the surrounding area. On this basis it is considered that the proposal would have no adverse impact on the Green Network and that the application meets the terms of Policy 14.
- 6.9 In terms of Policy 5 – Community Infrastructure Assessment the applicant has agreed in principle to the provision of affordable housing on site or by way of a commuted sum in addition to a financial contribution for educational provision, to equate to the demand for school places arising from the proposed development, and the provision of appropriate community facilities (and/or a financial contribution), either on site or off, both of which would be addressed appropriately through the conclusion of a Section 75 Obligation. It is, therefore, considered that the proposal meets the terms of the above policies.
- 6.10 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, the site is accessible by public transport and the development would be well integrated into existing walking and cycling networks. Due to the scale of the proposed development a Transport Assessment was submitted with the application that has assessed the impact on the local road network and its conclusions are considered to be acceptable. Roads and Transportation Services have assessed the application and subject to appropriately worded conditions they are satisfied that the development would not have an adverse impact on traffic flows or road safety and that adequate levels of car parking provision can be accommodated within the site. As discussed, the site would be accessible by public transport with an existing bus route running along Wellhall Road and the

development would be well integrated into existing walking and cycling networks. It is, therefore, considered that the proposal complies with Policy 16.

- 6.11 With regard to flooding and surface water drainage no adverse comments were raised by Roads and Transportation (Flood Risk Management) subject to the inclusion of conditions requiring the submission of a Flood Risk/Drainage Assessment for the Council's approval and the provision of a sustainable urban drainage system (SUDS) within the site. Scottish Water have also confirmed that they have no objections to the application and in addition to this any consent granted would include a condition to ensure that no dwellings are occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards. It is, therefore, considered that the proposal is in accordance with the terms of Policy 17.
- 6.12 On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of the proposed South Lanarkshire Local Development Plan 2. A number of amendments to policy have been recommended which will be carried through to adoption stage. For the purposes of determining planning applications the Council will assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan and those within the proposed South Lanarkshire Local Development Plan 2 alongside the Reporters amendments. Whilst the Reporters amendments have yet to be ratified by South Lanarkshire Council they are nevertheless a material consideration. It is considered that the proposal accords with Policy 1 - Spatial Strategy, Policy 2 - Climate Change, Policy 3 - General Urban Areas and Settlements, Policy 5 - Development Management and Place Making Policy, Policy 7 - Community Infrastructure Assessment, Policy 13 - Green Network and Greenspace, Policy 15 - Travel and Transport and Policy 16 - Water Environment and Flooding in addition to Policies DM1 - New Development Design, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems, SDCC4 - Sustainable Transport, DM15 - Water Supply, NHE18 - Walking, cycling and riding routes and NHE20 – Biodiversity.
- 6.13 In summary, the application to develop the site for housing is considered to be acceptable as the application conforms with local plan policy and the proposal raises no significant environmental or infrastructure issues. It is, therefore, considered that planning permission in principle should be granted subject to the conditions listed and subject to the conclusion of the required Section 75 Obligation and/or other appropriate agreement.

## **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, 5, 6, 14, 16 and 17 of the adopted South Lanarkshire Local Development Plan and the supplementary guidance of the Development Management, Place Making and Design Supplementary Guidance relating to Design and Community Infrastructure. The proposal also complies with Policies 1, 2, 3, 5, 13, 15, 16 and Policies DM1, SDCC2, SDCC3, SDCC4, DM15, NHE18 and NHE20 of the Proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2).

**Michael McGlynn**  
**Executive Director (Community and Enterprise Resources)**

Date: 14 September 2020

## Previous references

- ◆ P/19/0015/PAN

## List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Development Management, Place Making and Design Supplementary Guidance (2015)
- ▶ Community Infrastructure Assessment Supplementary Guidance (2015)
- ▶ Residential Design Guide (2011)
- ▶ Neighbour notification letter dated 07.05.2020
- ▶ Press Advertisement, Hamilton Advertiser 21.05.2020
  
- ▶ Consultations
  - Roads Development Management Team 20.05.2020
  - Environmental Services 30.06.2020
  - Scottish Water 13.05.2020
  - SP Energy Network 07.05.2020
  - CER Play Provision Community Contribs Judith Gibb 21.07.2020
  - Education Resources School Modernisation Team 15.07.2020
  - Housing Planning Consultations 07.09.2020
  - Arboricultural Services 27.08.2020
  - RT Services Traffic And Transportation 02.08.2020
  - Countryside and Greenspace 07.05.2020
  - SEPA Flooding 17.07.2020
  - Roads Flood Risk Management 17.07.2020
  
- ▶ Representations
  - Mr Douglas Neil, 126 Philips Wynd, Hamilton, ML3 8PH Dated: 14.05.2020
  - Mr Douglas Neil, 126 Philips Wynd, Hamilton, ML3 8PH 13.05.2020
  - Mrs Audrey Cowan, 32 DEN BAK AVENUE, HAMILTON, ML3 8DA 28.05.2020  
28.05.2020

## 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](mailto:jim.blake@southlanarkshire.gov.uk)

### Conditions and reasons

01. That prior to the commencement of development on site, a further application(s) for the approval of any of the matters specified in this condition must be submitted to and approved by the Council as Planning Authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

These matters are as follows:-

- (a) the layout of the site, including all roads, footways, parking areas and open spaces;
- (b) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;
- (c) detailed cross-sections of existing and proposed ground levels, details of underbuilding and finished floor levels in relation to a fixed datum, preferably ordnance datum.
- (d) the design and location of all boundary treatments including walls and fences;
- (e) the landscaping proposals for the site, including maintenance details and details of existing trees and other planting to be retained together with proposals for new planting specifying number, size and species of all trees and shrubs, including, where appropriate, the planting of fruit/apple trees;
- (f) the means of drainage and sewage disposal.
- (g) details of the phasing of development (covering all relevant aspects of development detailed in (a) above).

Reason: To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.

02. That no consent is hereby granted for any of the details shown on the drawings:

Development Framework 19095(PL)001  
Illustrative Site Layout 19095(PL)100C  
Illustrative Sections 19095(PL)200A

Reason: Permission is granted in principle only and no approval is given for these details.

03. That the further application(s) required under the terms of Condition 1 above shall comply with the guidance on new residential development contained in the Council's Residential Design Guide.

Reason: In the interests of amenity.

04. That the further application(s) required under the terms of Condition 1 above shall include:-

- (a) 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 advice given in the following:

Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995)

Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency

BS 10175:2011 - 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.

05. In the event that the site investigation determines that remediation of all, or part, of the site is required then:

- (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.

06. That prior to any stage of development commencing on site, a scheme for the control and mitigation of dust, appropriate to that stage, 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.

07. That the further application(s) required under the terms of Condition 1 above shall include a noise assessment for the consideration and detailed approval of the Council as Planning Authority to ensure that the neighbourhood and environmental noise levels (including noise from industrial, commercial and road Traffic noise sources) meet with relevant standards. This shall adopt the following approach-

#### Part 1

Prior to commencement of development the applicant shall undertake a noise assessment to determine the impact of noise from (specify relevant sources) on the proposed development. This shall use the principles set out in British Standard BS 4142:2014 - Method for Rating and Assessing Industrial and Commercial Sound, or a method agreed by the Planning Authority. The assessment shall be submitted to and approved by the Planning Authority and shall identify:-

- 1) The maximum Rating Levels- LA<sub>r</sub>, Tr (Including penalties either subjective or objective as appropriate)
- 2) The statistical average Background Noise Level (LA<sub>90</sub>, 30min) to which any part of the development will be exposed. The Background Noise Level for the most noise sensitive period that the source could operate shall be used for this assessment.
- 3) Details of uncertainty shall be provided accompanied with meteorological data for the measurement period

#### Part 2

The applicant shall undertake a Noise Assessment (NA) to determine the impact of road traffic noise on the proposed development using the principles set out in "Calculation of Road Traffic Noise" (DoT/Welsh Office, HMSO, 1988) or by a method to be agreed by the Planning Authority such as the shortened daytime measurement method. The survey shall take cognisance of the Scottish Government Document: Planning and Technical Advice Note- Assessment of Noise (PAN1 and TAN1).

The survey shall be submitted to and approved by the Planning Authority and where potential noise disturbance is identified, it shall include a scheme for protecting the proposed dwellings from road traffic noise.

#### Part 3

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

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



## Part 4

The Internal Noise Rating Values, within the residential property and resultant from the neighbourhood (industrial and commercial) and neighbour noise (installed services), shall not exceed:-

NR25 between 23.00hrs and 08.00hrs

NR35 between 08.00hrs and 23.00hrs

Reason: In the interests of amenity.

08. That the further application required under the terms of Condition 1 above, shall include a detailed scheme for surface water drainage for the consideration and detailed approval of the Council as Planning Authority . Surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland and with the Council's Sustainable Drainage Design Criteria and requirements and shall be agreed in writing with the Council in consultation with SEPA.

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.

09. That the further application(s) required under the terms of Condition 1 above shall include a construction noise assessment for the consideration and detailed approval of the Council as Planning Authority demonstrating that all works will be carried in accordance with the current BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites. Noise. The assessment shall present a phased approach detailing-

- Ground Works
- Construction of the New Development

The detailed report identifying the projected noise impact at the nearest noise sensitive receptors shall be provided in accordance with the standard. The emissions at the Noise Sensitive Receptor shall be cumulative and shall include mobile and stationary plant and equipment. The noise from any haul roads on site shall also be included. Corrections shall be made for variables such as the operating time and the relative cumulative impact value. This shall be corrected for attenuation and shall be provided as an LAeq.1hr to be compared with either the pre-existing background level or using the ABC table within the British Standard.

Reason: To safeguard the amenity of the area.

10. That the further application(s) required under the terms of Condition 1 above shall include a Flood Risk/Drainage Assessment for the consideration and detailed approval of the Council as Planning and Roads Authority in consultation with SEPA. The required Flood Risk Assessment shall be the subject of independent verification in accordance with the Council's current design criteria.

Reason: To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.

11. In the event that piling is required during any stage of the redevelopment of the site then a method statement shall be 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 6472:2008 '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. Cognisance shall also be given to BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites.

Reason: To safeguard the amenity of the area.

12. That no dwelling 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.

13. That the further application(s) required under the terms of Condition 1 above shall include details of facilities for the storage of refuse within the proposed development, including the design, location and access for uplift, for the consideration and detailed approval of the Council as Planning Authority. No dwellings shall be occupied until the facilities for the storage of waste have been provided within the proposed development, in accordance with the approved scheme.

Reason: In the interests of amenity.

14. That the further application(s) required under the terms of Condition 1 above shall include a scheme for the provision of equipped play area(s) within the application site for the consideration and detailed approval of the Council as Planning Authority and this shall include : (a) details of the type and location of play equipment, seating and litter bins to be situated within the play area(s); (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed; (c) details of the fences to be erected around the play area(s); and (d) details of the phasing of these works.

Reason: In the interests of the visual amenity of the area.

15. That the recommendations and mitigation measures as stated in the Ecological Report (13 March 2020) and the Ecological Report: Supplementary Bat Report (26 August 2020) compiled by Jacobs shall be implemented throughout the construction and post-construction phases of the development to the Council's satisfaction.

Reason: To ensure the protection of existing habitats within the site.

16. That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.

Reason: In the interests of amenity and to ensure the protection and maintenance of the existing trees within the site.

17. That prior to the commencement of the development hereby approved (including any demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Council as Planning Authority. Specific issues to be dealt with in the TPP and AMS:-
- a) Location and installation of services/ utilities/ drainage.
  - b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
  - c) Details of construction within the RPA or that may impact on the retained trees.
  - e) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
  - f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
  - g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
  - h) A specification for scaffolding and ground protection within tree protection zones.
  - i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
  - j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
  - k) Boundary treatments within the RPA
  - l) Methodology and detailed assessment of root pruning
  - m) Arboricultural supervision and inspection by a suitably qualified tree specialist
  - n) Reporting of inspection and supervision
  - o) Methods to improve the rooting environment for retained and proposed trees and landscaping

The development shall thereafter be implemented in strict accordance with the approved details.

Reason: To ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

18. Before any development or construction work begins, a pre-commencement meeting shall be held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Council as Planning Authority to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed OR that all tree protection measures have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details or any variation as may subsequently be agreed in writing by the Council as Planning Authority.

Reason: To ensure that the Council as Planning Authority are satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details.

19. The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in condition 17 above, shall be submitted for approval in writing by the Council as Planning Authority within 28 days from completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by a suitably qualified and pre-appointed tree specialist.

Reason: To ensure compliance with the approved tree protection and arboricultural supervision details.

20. That the further application(s) required under the terms of Condition 1 above shall include a scheme of landscaping for the detailed consideration and approval of the Council as Planning Authority 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.
  - (g) the landscape proposal shall include a semi mature tree avenue planting along Wellhall Road reducing to Extra Heavy Standard trees along to Philips Wynd.

Note - semi mature trees being planted are approximately 18-20 feet compared to 14-16ft extra heavy standards.

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

21. That the further application(s) required under the terms of Condition 1 above shall include a landscape masterplan which details the full range of hard and soft landscape specifications for the proposed areas of greenspace within the development for the consideration and detailed approval of the Council as Planning Authority. Details of the construction specifications for the access links to Woodfoot Road and Wellhall Road shall be provided. These links shall be multi functional and suitable for use by pedestrians and cyclists. Consideration shall also be given to an additional path link between the Woodfoot Road access link and Wellhall Road running along the western site boundary.

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

22. That the further application(s) required under the terms of Condition 1 above shall include a Residential Travel Plan for the development which should address the topics referred to under Section 4 of the Transport Assessment for the consideration and detailed approval of the Council as Planning Authority.

Reason: These details have not been submitted or approved.

23. That the further application(s) required under the terms of Condition 1 above shall include details of the proposed pedestrian/emergency access link to Woodfoot Road via Wellmeadows Lane for the consideration and detailed approval of the Council as Planning Authority. This shall include details of provision for walking and cycling and incorporate details for street lighting, drainage, signing and proposals to control the use of the link for its intended purpose which the applicant shall implement at their own expense.

Reason: These details have not been submitted or approved.

24. That the further application(s) required under the terms of Condition 1 above shall include a plan showing the site relative to the proposed catchment schools for denominational and non-denominational schools at primary/secondary stage supported by a walking route assessment of each highlighting any barriers to their use for the consideration and detailed approval of the Council as Planning Authority. Where these walking route assessments identify barriers to their use then the applicant should present proposals to address such constraints at their own expense.

Reason: These details have not been submitted or approved.

25. That the further application(s) required under the terms of Condition 1 above shall include details of secure cycle storage for all flatted properties in accordance with the SCOTS Roads Development Guide for the consideration and detailed approval of the Council as Planning Authority.

Reason: These details have not been submitted or approved.

26. That the further application(s) required under the terms of Condition 1 above shall include detailed proposals showing for the introduction of bus shelters and bus stop boarding kerbs to the bus stops on Wellhall Road reference 75232697 (southbound) and 75234827 (northbound) for the consideration and detailed approval of the Council as Planning Authority.

Reason: These details have not been submitted or approved.

27. That the further application(s) required under the terms of Condition 1 above shall include a proposed site layout to include the appropriate parking provision as shown below for the consideration and detailed approval of the Council as Planning Authority. All parking bays should be in modules of 3.0 metres by 6.0 metres with a separate 900mm wide provision to access the primary dwelling access from the public footway.
- 1 bedroom - 1 parking space
  - 2 and 3 bedrooms - 2 parking spaces
  - 4 and 5 bedrooms - 3 parking spaces

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

28. That the further application(s) required under the terms of Condition 1 above shall include details of electric vehicle charging points for all homes for the consideration and detailed approval of the Council as Planning Authority.

Reason: These details have not been submitted or approved.

29. That the internal layout shall be designed in accordance with SCOTS National Roads Development Guide and the Councils supplementary guidance notes.

Reason: In the interest of public and road safety.

30. That the further application(s) required under the terms of Condition 1 above shall include a Traffic Management Plan (TMP) to cover demolition and construction traffic access for the consideration and detailed approval of the Council as Planning Authority. Once approved the TMP shall be implemented on site and monitored. The TMP should include wheel washing facilities and on-site parking facilities for staff and visitors. All construction traffic shall be taken off Wellhall Road via the existing roundabout access.

Reason: These details have not been submitted or approved.

31. That the further application(s) required under the terms of Condition 1 above shall include detailed proposals for alterations to the SCOOT traffic control system at the Peacock Cross Gyratory for the consideration and detailed approval of the Council as Planning Authority.

Reason: These details have not been submitted or approved.

32. That unless otherwise agreed, prior to the occupation of the first dwelling, the applicant shall implement at their own expense and to the satisfaction of the Council as Planning and Roads Authority, the approved SCOOT traffic control upgrades referred to in the previous condition using the Council's traffic signal maintenance contractor.

Reason: In the interest of public and road safety.

33. That the further application(s) required under the terms of Condition 1 above shall include detailed proposals for the introduction of a TOUCAN type controlled pedestrian crossing and ancillary works on Wellhall Road at the frontage of the site for the consideration and detailed approval of the Council as Planning Authority.

Reason: These details have not been submitted or approved.

34. That unless otherwise agreed, prior to the occupation of the first dwelling, the applicant shall implement at their own expense and to the satisfaction of the Council as Planning and Roads Authority, the approved controlled pedestrian crossing and ancillary works as referred to in the previous condition using the Council's traffic signal maintenance contractor.

Reason: In the interest of public and road safety.

35. That the further application(s) required under the terms of Condition 1 above shall include details of 'KEEP CLEAR' yellow box markings for the Wellhall Road/Hiltonbank Street junction for the consideration and detailed approval of the Council as Planning Authority. The approved works shall be implemented on site at the applicant's expense prior to occupation of the first dwelling.

Reason: In the interest of public and road safety.

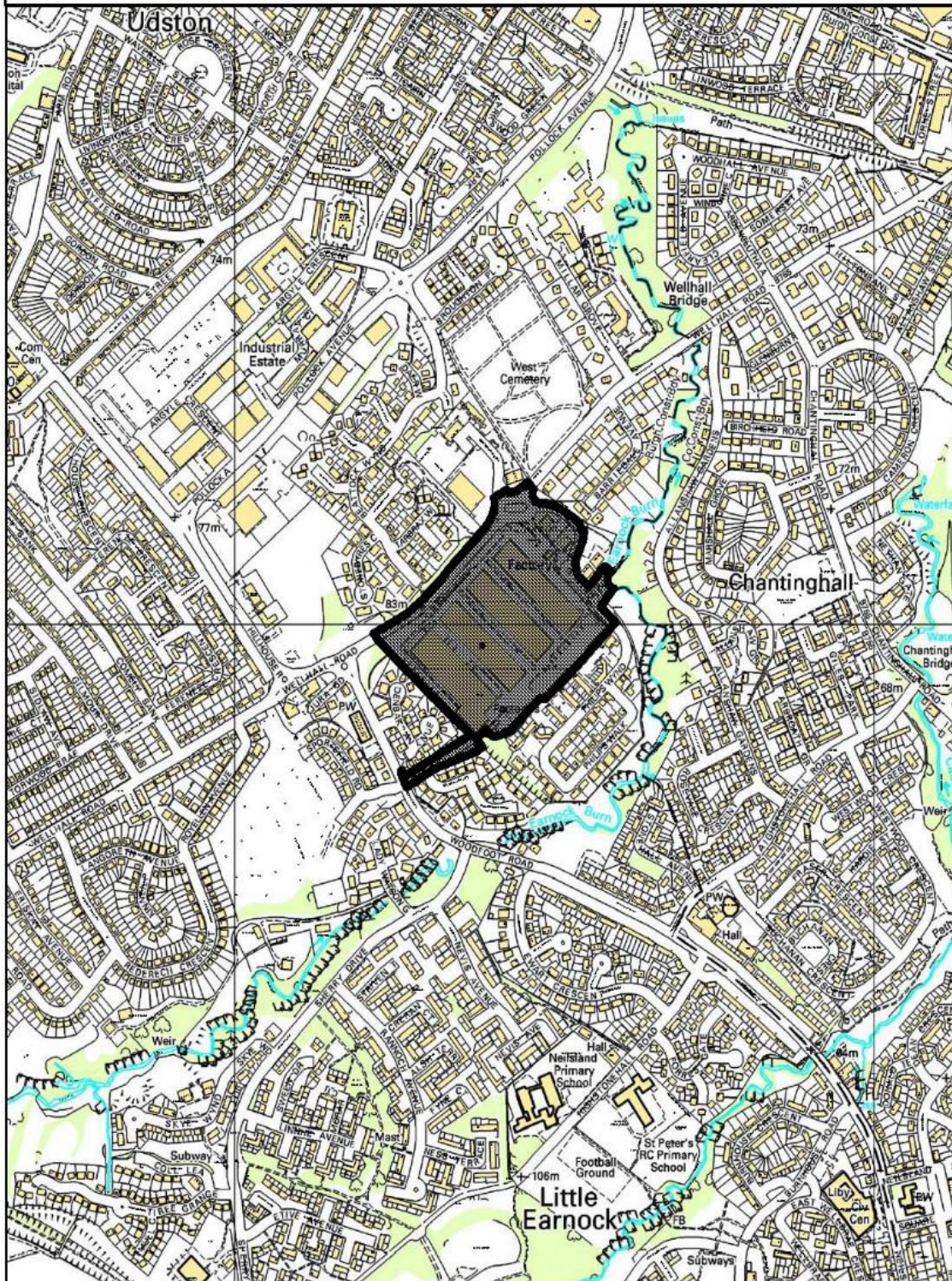
36. That the further application(s) required under the terms of Condition 1 above shall include details of measures to facilitate the provision of full fibre broadband to serve the development, including details of appropriate digital infrastructure and a timescale for implementation, for the consideration and detailed approval of 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.



P/20/0542

Philips, Wellhall Road, Hamilton



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Scale:  
1:8,000  
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28/08/2020



**South Lanarkshire Council**  
**Community and Enterprise Resources**  
Planning and Economic Development