

# Report

# 12

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>30 August 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/04/0647
Planning Proposal:	Formation of Wetland Areas, Borrow Pit and Flood Defence Embankment with Associated Landscaping and Fencing and Diversion of Watercourse.

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Glasgow City Council
- Location : Lands to the east of Kittoch Water  
South of Kittoch Bridge  
By Carmunnock

## 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 the attached conditions)

### 2.2 Other Actions/Notes

- (1) Planning Committee has delegated powers to determine this application.
- (2) Temporary Traffic Regulation Orders will require to be promoted by Roads and Transportation Services, the applicant should contact the service at an early date. The applicant will incur the cost of promoting and advertising the Order.

## 3 Other Information

- ◆ Applicant's Agent: Halcrow Group
- ◆ Council Area/Ward: 29 Stewartfield
- ◆ Policy Reference(s): Policies ENV1, ENV5, ENV6, ENV7, ENV10 of the East Kilbride and District Local Plan and Policies SP1 and SP9 of the Glasgow and Clyde Valley Structure Plan would apply.

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

- ▶ Consultation(s):

Roads and Transportations Services (East Kilbride)

SLC Environmental Services

SEPA (West Region)

Scottish Water

West of Scotland Archaeological Service

Scottish Wildlife Trust

East Renfrewshire Council

Renfrewshire Council

BAA plc

Scottish Natural Heritage

Scottish Rights of Way and Access Society

Health and Safety Executive

Scottish Executive Development

Stewartfield Community Council

Historic Scotland

## **1 Application Site**

- 1.1** The application relates to a site at the Kittoch Water adjacent to the Kittoch Bridge at the B759, Busby Road. The site extends to approximately 15.79 hectares and can be described as being undulating pasture incised by the Kittoch Water and with scattered tree cover and hedgerows. The site is bounded to the west by the Kittoch Water and is located to the north of the site. Kittoch Bridge is a C(s) Listed Building. The application site in South Lanarkshire forms part of a larger site across the Council boundary in East Renfrewshire. The applicant has lodged a planning application with East Renfrewshire Council for the residual part of the proposed development. East Renfrewshire Council granted consent in June 2005.

## **2 Proposal(s)**

- 2.1** The applicant has applied for detailed planning permission to develop a flood prevention scheme to alleviate severe flood risk further downstream on the White Cart. Historically residential and commercial premises on the Southside of Glasgow around Shawlands, Langside and Cathcart have suffered severe episodes of flooding. This application forms an integral part of the applicant's flood prevention measures. In total there are seven separate applications made to South Lanarkshire, East Renfrewshire and Glasgow City Council. There are two applications in South Lanarkshire – the current application and one other conjoined site at the White Cart Water between Jackton and Eaglesham.
- 2.2** The proposal is for formation of wetland areas, borrow pit and flood defense embankment with associated landscaping fencing and diversion of watercourse. The proposal is supported by an Environmental Statement required under Circular 15/1999 The Environmental Impact Assessment (Scotland) Regulations 1999 and promotes a range of environmental mitigation measures in relation to impacts of the construction of the embankment and the creation of wetlands / flood storage areas.
- 2.3** An earth embankment will be constructed across the Kittoch Water, 250 metres upstream of the Kittoch Bridge with a maximum height of 15 metres above existing ground levels. A reinforced concrete inlet structure will be constructed with a maximum height of 8.4metres above the river bed levels. The inlet structure will incorporate a 'Hydrobrake' flow control device. The design will also include a culvert which will extend for 53 metres and will be 3 metres high. A wetland grassed area will also be provided by lowering the right and left hand banks of the Kittoch Water by a maximum depth of 1.0 metre. The earth embankment will be created by material excavated from the borrow pit within the application site. Up to 80,000 cubic metres of material will be removed from the borrow pit. The borrow pits will be reinstated by filling with material from the excavation of the wetlands. Along with the physical structures the application site will form an upstream storage area for the Kittoch Water to hold the bulk of the flood water for controlled release once a storm event has passed. The scheme is designed to guard against a 0.5% (1 in 200 year) flood event. Designing the scheme to guard against such a flood event broadly accords with the position adopted by the insurance industry.

### **3 Background**

#### **3.1 Local Plan Status**

The proposal can be assessed against the policies contained within the adopted East Kilbride and District Local Plan. The site is located within the green belt and can be assessed against Policy ENV1. It is also relevant to consider Policy ENV5 Flood Prevention. The Policy supports a partnership approach to identify and implement appropriate flood prevention methods where necessary. Policies ENV6 – Protection of the Built and Natural Environment, ENV7 – Protection of Designated and Non Designated Sites of Nature Conservation Value, and ENV10 Listed Buildings are also relevant. A full discussion of the proposal against these policies is contained in Section 6 of this report.

#### **3.2 Structure Plan**

The proposal can also be assessed against the approved Structure Plan. Strategic Policy 1 Strategic – Development Locations and Strategic Policy 9 – Assessment of Development Proposals are relevant. Any proposal which fails to meet the criteria of Strategic Policy 9 will be regarded as a departure from the Plan and will be required to be assessed against Strategic Policy 10. A full discussion of the proposal against these policies is contained in Section 6 of this report.

#### **3.3 National Guidance Legislation**

SPP7 Planning and Flooding states that Planning authorities must take the possibility of flooding from all sources and risks involved into account in determining planning applications. These proposals should also be considered in regard to the Water Framework Directive (2000/60/EK) (WFD) and the Water Environment and Water Services (Scotland) Act 2003. There is a duty to ensure that the current status of water bodies is not allowed to deteriorate.

### **4 Consultation(s)**

#### **4.1 SLC Roads and Transportation Services raised no objection to the proposal subject to conditions.**

**Response** – Noted and conditions will be attached to any consent issued.

#### **4.2 SLC Environmental Services requested that a Phase 1 Desk Study should be submitted for review. Should borrow pits be made to contain made ground then Phase 2 Investigations will be required. The remainder of the issues can be subject to condition.**

**Response** – Noted and conditions will be attached to any consent issued.

#### **4.3 SEPA advised that the proposals should comply with the Water Framework Directive. SEPA would also expect that environmental Management Plans and Construction Method Statements which demonstrate pollution prevention methods, should be adopted on site and be agreed prior to construction commencing.**

**Response** – the issues raised can be addressed through conditions.

#### **4.4 Scottish Water raised no objections to the proposal subject to condition.**

**Response** – Noted and conditions will be attached to any consent issued.

#### **4.5 West of Scotland Archaeology Service raised no objections subject to inclusion of a condition to ensure that an archaeological investigation will be undertaken.**

**Response** – Noted and conditions will be attached to any consent issued.

- 4.6 **Scottish Wildlife Trust** raised no objections to the proposal subject to conditions.  
**Response** – Noted and conditions will be attached to any consent issued.
- 4.7 **East Renfrewshire Council** – No Comments  
**Response** – Noted.
- 4.8 **Renfrewshire Council** raised no objections to the proposal.  
**Response** – Noted.
- 4.9 **BAA plc** raised no objections.  
**Response** – Noted.
- 4.10 **Scottish Natural Heritage** raised no objections subject to conditions.  
**Response** – Noted and conditions will be attached to any consent issued.
- 4.11 **Scottish Rights of Way and Access Society** raised no objections to the proposal.  
**Response** – Noted.
- 4.12 **Health and Safety Executive** raised no objections to the proposal.  
**Response** – Noted.
- 4.13 **Scottish Executive Development Department** raised no comments regarding the Environmental Statement.  
**Response** – Noted.
- 4.14 **Jackton & Thorntonhall Community Council** raised no objection to the proposal  
**Response** – Noted.
- 4.15 **Historic Scotland** are content with the ES for statutory environment interests.  
**Response** – Noted.

## **5 Representation(s)**

- 5.1 Following statutory neighbour notification and advertising the preparation of the Environmental Statement, 4 letters of objection were received.

The points raised in the letters of objection are summarised below:-

- (a) Concerns have been expressed that there has been inadequate historical evaluation.  
**Response** – The West of Scotland Archaeological Service have concluded that the proposed mitigation works as well as the need for further evaluation and recording works outlined in the ES are adequate for addressing the known and potential archaeological issues. A condition will be imposed in order to address the need for archaeological investigation during the construction phase.
- (b) Lack of consultation with all affected parties.  
**Response** – The applicant has certified that he has carried out neighbour notification as required by legislation. Extensive consultations have taken place regarding The Flood Prevention Scheme with public exhibitions between 1<sup>st</sup> September 2003 and 13<sup>th</sup> September 2003 and a website of all exhibition material established. As well as public consultation statutory

consultees were very closely involved in the development of the project. The ES has been widely advertised and has been made publicly available.

- (c) Concerns were expressed regarding the impact on amenity.  
**Response** – The ES has investigated various options for mitigating the environmental impact of the proposal including the impact on the landscape. The conditions associated with the consent will ensure that all mitigation and reinstatement will be sympathetic to the environment. There will however, remain an intrusive element to the built structure and the embankment. The proposed embankment is sufficiently distant and well integrated into the landscape that it will not have a detrimental effect to the quality of the environment.
- (d) Road safety was raised as an issue regarding visibility and the speed and volume of traffic.  
**Response** – Consultation responses from Roads and Transportation Services have identified planning conditions in relation to road safety. The concerns raised should be thereby ameliorated.
- (e) Loss of privacy for residential properties on Carmunnock road has been raised as an issue.  
**Response** – The proposal does not involve any building which would result in loss of privacy.
- (f) Concerns have been expressed regarding the access point to the site.

The ES has noted that Busby Road is single carriageway with a 60 mph speed limit. It has low volumes of traffic. The temporary access to the site will be from Busby Road and a 30 mph speed limited should be introduced in the vicinity of the temporary access. This part of the site is within South Lanarkshire. The permanent access is on the East Renfrewshire site and comments in this regard have been dealt with by East Renfrewshire Council.

- (g) Noise levels will be increased from dawn until dusk with heavy goods vehicles.  
**Response** – The ES outlined the predicted noise levels at two receptors, one at Busby Road and one at Carmunnock Road and it recognises that there will be some disturbances to those living nearby. Several safeguards are proposed including the adoption of Best Practical Means in terms of the Control of Pollution Act 1974 and the Environmental Protection Act 1990. By controlling noise through buffers on compressors on pneumatic tools, limiting deliveries to daytime hours, will ensure limitations to permitted noise levels.
- (h) The proposal is contrary to the Local Plan/Structure Plan.  
**Response** – the assessment of the proposal with respect to the policies of the Local Plan and the Structure Plan is discussed in Section 6 below.
- (j) The wetland area will be created from what is good available land which wetland area will no longer fit for agricultural production.  
**Response** – Within South Lanarkshire there is a small area of wetland being created on non prime agricultural land. The loss of the non prime land to the wetland area will not compromise the overall supply of land for agricultural production.

- (k) The proposal will create a livestock welfare problem.

**Response** – Any detrimental impact on the agricultural operation of the land or livestock is considered a private legal issue between the owner and the applicant.

## **6 Assessment and Conclusions**

- 6.1** The site is identified as being within the greenbelt and as such is protected within the Glasgow and Clyde Valley Structure Plan 2000 (GCVSP) under Policy SP1. The protection of the greenbelt from inappropriate forms of development is a central element of the GCVSP.
- 6.2** The proposal is part of a joint initiative under the Flood Liaison and Advisory Groups and is supportive of the GCVSP approach to enhancing and protecting Strategic Environmental Resources.
- 6.3** The development requires to be considered in regard to SP9 – Assessment of Development Proposals and whilst it does not conform to the thresholds for significant development (Schedule 9) it can be considered of strategic significance. The proposal meets the terms of SP9B and SP9C. The proposal is not considered to be a departure from the GCVSP.
- 6.4** The site is also identified in the Adopted East Kilbride and District Local Plan as within the greenbelt Policy ENV1 has a general presumption against all development except where it can be shown to be necessary for the furtherance of appropriate uses, agriculture, horticulture, forestry, recreation or for other uses considered by the Council to be appropriate. The proposal at Kittoch Bridge is considered to be complementary to the greenbelt. As part of a major infrastructure flood prevention scheme which has been demonstrated through the ES to be in accord with the nature and function of the greenbelt at Kittoch Bridge. Policy ENV5 Flood Prevention is also relevant as it seeks to manage the threat of flooding and work in partnership to identify and implement flood prevention measures. Similarly Policy ENV6 – Protection of the Natural and Built Environment seeks to safeguard designated sites for nature conservation. There is a Site of Importance for Nature Conservation (SINC) identified as a broad cleared woodland and is included in the inventory of Ancient and Long Established and Semi Natural Woodland. Mitigation methods in the ES must aim to protect as much of the woodland as possible. The Kittoch Bridge is outwith the application site. The bridge is C(S) Listed and it is considered that there will be no adverse effects on the bridge or its setting.

With regard to Policy ENV6 – Protection of the Natural and Built Environment the proposal can be assessed within the context of the ES.

- 6.5** Extensive work has been undertaken in the preparation of the ES in regard to impacts on the environment and Policy ENV6. The ES demonstrates the following in relation to the Kittoch Bridge Site:

Alternative Schemes – Extensive work was undertaken regarding various options following public consultation, exhibitions, publicity materials, three preferred storage sites were approved. The Council was closely involved in this process.

Landscape and visual amenity. There will be intrusion from the embankment and soft engineered embankments, and the borrow pits. Once restored the borrow pit area will be similar to the original contours. Landscaping and planting of disturbed areas will assist in mitigating the impacts.

#### Ecology and Nature Conservation

There will be a loss of vegetation over the area of the embankment but there will be enhancement to ecology of marsh wetland creation. Any loss of trees will be replaced by water tolerant Scottish Nature trees such as Alder and Willow. There will be the benefit of habitat creation over the restored borrow pit area.

#### Traffic and Access

There will be larger volumes of site traffic during the construction period. A temporary road will be required which will be closed following completion of the works. The proposal including mitigation measures will ensure there is no significant adverse impact on the local road network.

#### Noise and Vibration

The change in ambient noise levels during the construction phase will vary from moderate to severe. The predicted impact of noise levels due to construction traffic will be slight on adjacent properties. There will be limited hours for use of plant and machinery on the site.

#### Water Quality

There will be limited potential for pollution at the construction phase, but the contractor will be required to adhere to water pollution prevention measures set out in accepted good practice guides. In the longer term these improvements in land management over the areas of affirmation.

#### Air Quality and Climate

There will be potential for dust release during excavations and the use of haul roads and building materials. However through dust suppression activity there will be limited environmental impact.

#### Cultural Heritage and Archaeology

Kirkland Bridge C(S) Listed, lies north of the proposed flood embankment and is not directly affected. If any archaeological interests are encountered recording will be required. There are no scheduled ancient monuments on the site.

#### Agriculture, Soils and Land Use

There will be some loss of agricultural capacity due to increase wetness of the flood storage area. Any contaminated soils will be removed during construction. The existing land is not classified as prime agricultural land and is also noted to have current wetness limitations.

#### Geology and Hydrology

There will be a permanent change in the distribution of soils from borrow pit to the embankment. This will be compensated for by restoration.

- 6.6** In regard to water quality and the requirements of the WFD, the applicant has examined in consultation with other bodies, various options. The scheme seeks to minimise environmental impacts. A balance has to be struck between environmental impacts and the wider public interests. It is accepted that there is a need for the



proposal as it would bring significant benefit to human health and safety which would outweigh the environmental impacts. The environmental impacts can be shown to be effectively mitigated through the implementation of the findings of the ES. I am satisfied that the proposal complies with the WFD.

- 6.7** Having considered the proposal with regard to the GCVSP and the East Kilbride and District Local Plan, I accept that the environmental impacts as set out in the ES can be mitigated against and that the proposal will have an impact on the environment over the construction period. During the period of operation these will be to a minimum degree and can be rendered acceptable through the imposition of conditions. The objectors have put forward their cases in relation to the environmental and economic impacts of the proposal. I do not accept that the development will have the scale of impact noted by the objectors. On balance the proposal forms part of a major scheme of water catchment and flood management and the proposal is integral to its success. The ES concluded that there will be a net overall environmental benefit. I am persuaded that the proposal is in conformity with the GCVJSP and the East Kilbride and District Local Plan. I would therefore recommend that planning permission be granted.

**Iain Urquhart,**  
**Executive Director (Enterprise Resources)**

**23 August 2005**

#### **Previous References**

- ▶ Report to East Kilbride Area Committee 19<sup>th</sup> December 2001 : The White Cart Project
- ▶ Report to Enterprise Resources Committee 25<sup>th</sup> August 2004 : The White Cart Project

#### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Roads and Transportations Services (East Kilbride) 07/02/05
  - SLC Environmental Services 25/11/04
  - SEPA (West Region) 10/01/05
  - Scottish Water 13/01/05
  - West of Scotland Archaeological Service 20/12/04
  - Scottish Wildlife Trust 17/12/04
  - East Renfrewshire Council 30/12/04
  - Renfrewshire Council 22/02/05

BAA plc	14/12/04
Scottish Natural Heritage	14/12/04
Scottish Rights of Way and Access Society	01/12/04
Health and Safety Executive	02/12/04
Scottish Executive Development	15/11/04
Stewartfield Community Council	
Historic Scotland	13/01/04

► Representations

- Representation from : Dale & Marshall, 18 Wallace Street  
Galston  
Ayrshire  
KA4 8HP, DATED 25/11/04
- Representation from : Ms Arlene Steel & Mr Richard McTear, Laurel Grove  
37 Carmunnock Road  
Busby  
Glasgow  
G76 8QP, DATED 25/11/04
- Representation from : Dr Thomas C. Welsh, 46 Kingsway  
Kingsthorpe  
Northampton  
NN2 8HE, DATED 27/01/05
- Representation from : Ann Lamont, 91 East Kilbride Road  
Busby  
G76 8JE, DATED 27/01/05

**Contact for Further Information**

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

Cathy Bradley, Planning Officer, Civic Centre, East Kilbride  
Ext. 6327 (Tel: 01355 806327 )  
E-mail: [Enterprise.ek@southlanarkshire.gov.uk](mailto:Enterprise.ek@southlanarkshire.gov.uk)

**CONDITIONS**

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That no part of the development hereby permitted shall begin until the developer has demonstrated, to the satisfaction of the Council as Planning Authority, that they have control over the land, which the application relates, and are able to deliver the proposal in its entirety as outlined in the application (drwg no. WN/WCWP/PLAN/47-Kittoch Bridge, Potential Environmental Mitigation Measures) and accompanying Environmental Statement submitted to the Planning Authority and hereby approved.
- 4 Prior to the commencement of work on the site, details of the phasing of the development shall be submitted and approved in writing by the Council as Planning Authority. Thereafter, the development shall be implemented in accordance with the approved scheme. The scheme of phasing shall include amongst others such matters as works to establish and secure the site and compounds, provision of access road(s), provision of wetlands, landscaping including grass seeding/turfing, tree and hedgerow planting and fencing
- 5 That no part of the development hereby permitted shall begin until a detailed Environmental Management Plan (EMP) as identified within Appendix 13, Section 1.2 of the Environmental Statement, has been submitted and approved in writing by the Council as Planning Authority. The EMP shall set out amongst others a Code of Construction Method and Practice, identifying good work practice and pollution prevention methods, and a contaminated land watching brief to be adopted on site. The EMP shall also include the parameters, methods and frequency for monitoring during construction, and include such details setting aside and protection of cover vegetation for re-use, measures to minimising environmental impacts of ongoing construction works, steps to minimise, remedy and/or contain an accidental pollution and/or destruction of the environment. Thereafter, the EMP scheme shall be implemented in accordance with the approved scheme.
- 6 That the uses operations and activities in the flood prevention scheme shall be carried out in accordance with the Environmental Statement accompanying the planning application and the EMP to be submitted under Condition 3 above.
- 7 That no part of the development hereby permitted shall begin until details of associated works of the development such as the location of site office(s), compounds including position of power generators, storage and parking areas, fences, working areas, internal site haulage routes and footpath/route corridors have been submitted and approved in writing by the Council as Planning Authority. Thereafter, the scheme of associated works shall be implemented in accordance with the approved scheme.

- 8 That no part of the development hereby permitted shall begin until details of the proposed lighting within the site, including lighting for construction purposes, have been submitted and approved in writing by the Council as Planning Authority. Thereafter, the scheme for lighting the development shall be implemented in accordance with the approved scheme. Lighting for operation of the Flood Storage Area or during construction should only be used when strictly necessary and should be designed and directed away from sensitive areas for wildlife. Where lighting will be needed for operational reasons and there is a risk of disturbance to residential properties and wildlife from it, additional planting to shade the water course and other important wildlife features should be incorporated into the landscaping scheme as required under Condition 21.
- 9 That no part of the development hereby permitted shall begin until details of a site restoration programme indication reinstatement methods and programme/timescale have been submitted and approved in writing by the Council as Planning Authority. Thereafter, the restoration scheme shall be implemented in accordance with the approved scheme.
- 10 That no part of the development hereby permitted shall begin until details of steps and measures to contain dust pollution during construction and excavation have been submitted and approved in writing by the Council as Planning Authority. Thereafter, the scheme for dust pollution shall be implemented in accordance with the approved scheme.
- 11 That no part of the development hereby permitted shall begin until details of the proposed post construction management and maintenance scheme for inspection and maintenance of the dam structure, culvert and hydro-brake, including works programme/timescale and noise monitoring programme for the culvert and hydro-brake have been submitted and approved in writing to the Council as Planning Authority. Thereafter, the management and maintenance scheme shall be implemented in accordance with the approved scheme.
- 12 That no part of the development, including excavations hereby permitted shall start until the services of an ecological clerk of works are secured. The clerk shall be appropriately qualified and approved in writing by the Council as Planning Authority, and shall be employed on site to guide aspects of the scheme where ecological impacts will be greatest such as removal of bankside vegetation, impacts of in-channel works, creation of wetlands, design of new water channels design of re-profiled banks, design of mammal ledges or fencing. The services of the clerk shall be retained until the development is brought into use or the approved restoration programme is completed whichever is the latter, to the satisfaction of the Council as Planning Authority.
- 13 That immediately prior to the start of any works within 10 metres of any water course, a survey for the presence of otters, habitats, shelters and identification of existing vegetation suitable for use by otters shall be undertaken by an appropriately qualified person. details including location plans, indication location of otters in relation to the proposed works and mitigation measures including the establishment of artificial otter shelters shall be submitted to and approved in writing by the Council as Planning Authority. No works on site shall start until written approval by the Council as Planning Authority is given. Thereafter, the works shall be implemented in accordance with the approved scheme.

Note to applicant: Should an otter's place of shelter be detected within 50 metres of any area likely to be disturbed, Scottish Natural Heritage is required to be informed in order to advise on any Scottish Executive license requirements for work to take place.

- 14 That immediately prior to start of works on site, including excavations; surveys of the site a written scheme of investigation shall be carried out by an appropriately qualified professional person with regard to Flora and Fauna and shall be submitted in writing to the Council as Planning Authority. No works on site shall start until written approval by the Council as Planning Authority is given. Particular regard shall be had to protected species and other species identified within the Local Biodiversity Action Plan (LBAP) during construction and shall include the identification of setts/habitats, foraging grounds and routes, including proposed escape routes, important breeding and hibernation times.
- 15 That immediately prior to the start of any construction works on site, escape routes for wildlife such as badgers, hedgehogs, etc. shall be established along trenches, and pipes stored on site should be capped or inspected for any animal presence prior to being installed. Any such works shall be permitted following the approval of the ecological officer.
- 16 That before the development hereby approved starts, a scheme of management and maintenance, including an implementation programme and measures to protect the areas/subjects specified in Condition 15 above during construction, shall be submitted and approved in writing by the Council as Planning Authority. The works programme shall be drawn up to exclude development from wildlife areas and habitats during important times, such as the relevant breeding season. Furthermore, it shall include details for such matters as mammal ledges and seeded coir rolls to allow marginal vegetation establishment, and provide all mitigation measures as described in Section 6.4.3 of the Environmental Statement. Thereafter, the management and maintenance scheme shall be implemented in accordance with the approved scheme.
- 17 That no part of the development hereby permitted shall begin until details to provide the mitigation measures as described in Section 5.4.3 of the Environmental Statement, including specifications for the proposed top soil/infill, number, type and density of grass and herb mixes and planting/turfing to the embankment, spillways, river embankments and wetlands have been submitted and approved in writing by the Council as Planning Authority. Thereafter, the development shall be implemented in accordance with the approved scheme. The applicant should note that the mixtures should be capable of blending with the surrounding grass or wetland.
- 18 That no part of the development hereby permitted shall begin until a detailed survey of all trees and hedges within the site is submitted and approved in writing by the Council as Planning Authority. The survey shall be undertaken using the National Vegetation Classification to identify woodland communities present within the site and shall individually identify and state reasons for any tree proposed to be felled or removed. No works to trees shall take place until the written approval of the Council as Planning Authority is given. Thereafter, the scheme for tree works shall be implemented in accordance with the approved scheme.

- 19 That before the development hereby permitted is brought into use, a habitat management plan shall be submitted and approved in writing by the Council as Planning Authority. The plan shall detail the aims of land management within the site, with the overall aim to increase the conservation value of the area as well as the ongoing improved land management needed to support such communities as stated in Section 6.4.3 of the Environmental Statement. Furthermore, the scheme shall include measures and programme for removing debris and mud/silt after flood events.
- 20 That before the development hereby permitted is brought into use, a management agreement, drawn up with those responsible for land management within the site, to progress the aims of the habitat Management Plan as approved under Condition 19 above, shall be submitted and approved in writing by the Council as Planning Authority. Thereafter, the habitat Management Plan shall be implemented in accordance with the approved scheme and for the avoidance of doubt shall remain in force until the development is no longer required and the embankment removed and the land reinstated to its original condition.
- 21 That no part of the development hereby permitted shall begin until a detailed landscaping scheme, providing the mitigation measures as described in Section 5.4.3 of the Environmental Statement, for tree and hedgerow planting is submitted and approved in writing by the Council as Planning Authority. Thereafter, the tree/hedgerow planting scheme shall be implemented in accordance with the approved scheme. This management plan will, amongst others aim to increase the areas of woodland by expanding the present wooded area. The species to be included in this expanded wooded area and the character of the ground flora shall be guided by the results of the National Vegetation Classification survey as approved under Condition 18 above.
- 22 That before the development hereby permitted is brought into use, details for a botanical monitoring scheme shall be submitted and approved in writing by the Council as Planning Authority. The scheme shall be undertaken as described in Section 6.4.3 of the Environmental Statement, and will continue for at least 5 seasons following the end of works. The scheme shall demonstrate how management is meeting the aims of the habitat Management Plan and also advise on any alteration required to meet these aims including the establishment of an expanded area of woodland.
- 23 That before the development hereby permitted starts, a scheme to safeguard and enhance the water quality, during and post construction, shall be submitted and approved in writing by the Council as Planning Authority. The scheme shall incorporate the mitigation measures as described in Section 9.4.3 of the Environmental Statement and details of ongoing monitoring, management and maintenance, and remedial measures to safeguard water quality within the site. Thereafter, the approved scheme shall come into operation before work commences.
- 24 The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the planning authority, during development work. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. Terms of Reference for the watching brief will be supplied by the West of Scotland Archaeology Service. The

name of the archaeological organisation retained by the developer shall be submitted in writing to the Council as Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

- 25 That no part of the development hereby permitted shall begin until details of an archaeological mitigation plan is submitted and approved in writing by the Council as Planning Authority. The plan shall incorporate the mitigation measures identified within Section 11.4.3 of the Environmental Statement and shall include proposals for the avoidance and fencing of known archaeological sites, proposals for excavation and further analysis, recording and publication as may be necessary, where avoidance is not possible; proposals for a targeted watching brief during development, and the provision of contingency funds to allow for any major excavation and post excavation analysis found necessary during the watching brief phase. Thereafter, the approved archaeological scheme shall come into operation before work commences.
- 26 That no part of the development hereby permitted shall begin until details of the access road off the B766 Carmunnock Bypass, including geometry basecourses, surface finish, and associated drainage within the site, visibility splay(s), parking area and turning facility have been submitted and approved by the Council as Planning Authority. The applicant should note that a visibility splay of 2.5 x 120 metres is required at the junction of the access road and the Carmunnock Bypass B766.
- 27 That no part of the development hereby permitted shall begin until details of the wheel and chassis wash facilities and location, which operates on a close cycle, are submitted and approved in writing by the Council as Planning Authority. Thereafter, the scheme for wheel washing shall operate throughout the construction period. Waste from such wheel washing facilities must be disposed of to the satisfaction of the Council as Planning Authority in consultation with SEPA.
- 28 Any fuel, oil, lubricant, paint or solvent stored on site should be contained within bunds or double skin tanks which must be locked and capable of containing at least 110% of the largest capacity vessel stored therein and any spillage of any oil shall be dealt with immediately. Any electrical equipment utilising oils or organic fluids should similarly be in a bunded area sufficient to contain any spillage. details of this to be submitted and approved in writing by the Council as Planning Authority prior to the commencement of the development.
- 29 That construction work shall only take place between the hours of 0800 and 1800 hours on Monday to Friday inclusive, 0800 and 1300 hours on Saturday with no working on a Sunday or local or national public holiday, unless with the prior written approval of the Council as Planning Authority.
- 30 That operations involving construction/delivery vehicles during the construction period shall only take place between the hours of 1000 and 1600 Monday to Friday inclusive, 1000 and 1200 hours on Saturday.
- 31 That no part of the development hereby permitted shall begin until details of the proposed mitigation measures to the minimise noise and vibration impact of the development as described in Section 8.4.3 of the Environmental Statement have been submitted and approved in writing by the Council as Planning Authority.

- 32 The design and layout of the permanent and temporary junctions access and parking areas shall be designed in accordance with the Design Manual for Roads and Bridges (DMRB) and the Council's Guidelines for Development Roads, and subject to more detailed discussion and agreement with ERC and SLC Roads & Transportation prior to construction commencing.
- 33 As per the Environmental Statement (EA) the site access road shall be 7.3 metres wide, with 9 metre wide corner radii capable of accommodating the turning requirements of the 16.5 metres long articulated vehicles expected. Once again almost the full width of the access road will be required to allow articulated vehicles to access the site safely. Prior to commencing on site R&T require to see further details of the site access to ensure that HGV's can negotiate this safely.
- 34 The visibility splay provided at the site junction will be 4.5m x 120m in order to comply with R&T Guidelines. (This visibility splay is on the basis that a 40mph speed limit is introduced and will also require the removal of hedging and fencing within the vicinity of the site access.)
- 35 It is noted that the access onto Busby Road will be barrier controlled to provide good security. To ensure no HGV's require to wait on Busby Road a suitable storage area shall be provided for HGV's to wait whilst the barrier is opened. Details of this storage shall be submitted & approved in writing by the Council as Planning and Roads Authority.
- 36 The access road into the site shall be fully constructed over its entire length with the provision of lighting during the hours of operation.
- 37 A wheel wash facility and brush motor will be provided at all times on-site to ensure the public road is kept free of mud and debris.
- 38 When entering and exiting the site hereby approved, vehicles will utilise the following road network as discussed in the Environmental Assessment. To and from M77 : B759 Busby Road – B766 Carmunnock Bypass – A726 East Kilbride Road – A726 Queensway – A725 Kingsway – A725 Expressway/Hamilton Road – M74. No Heavy Goods Vehicles should use Stewartfield Way as part of their route through East Kilbride.

## REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 To ensure that the development and the mitigation measures identified within the Environmental Statement are provided in full, to maintain and contribute to the environmental quality of the area.
- 4 To ensure that the proposal is delivered in its entirety, and to ensure that the development delivers the environmental benefits as identified within the Environmental Statement.
- 5 To ensure that the development accords with the Environmental Statement and to enable the Council as Planning Authority to consider these matters in detail.
- 6 To clarify those details approved and to ensure that the proposal accords with the Environmental Statement.



- 7 To enable the Council as Planning Authority to consider these matters in detail and to ensure that the amenity of the surrounding area is protected.
- 8 To enable the Council as Planning Authority to consider these matters in detail and to ensure the amenity of the surrounding area is protected.
- 9 To enable the Council as Planning Authority to consider these matters in detail.
- 10 To enable the Council as Planning Authority to consider these matters in detail and to ensure the amenity of the surrounding area is protected.
- 11 To enable the Council as Planning Authority to consider these matters in detail and to ensure the hydro-brake works properly, to safeguard surrounding land from significant flooding.
- 12 To enable the Planning Authority to consider these matters in detail and to ensure that the development complies with the Environmental Statement.
- 13 To ensure the protection of a protected species and to accord with the Environmental Statement and to allow the Council as Planning Authority to consider these matters in detail.
- 14 To enable the Planning Authority to consider these aspects in detail and to ensure that the development complies with the Environmental Statement.
- 15 To ensure the protection of a protect species and to accord with the Environmental Statement and to allow the Council as Planning Authority to consider these matters.
- 16 In the interest of protecting natural features within the area and to ensure that the development complies with the Environmental Statement.
- 17 To enable the Planning Authority to consider these matters in detail and to ensure that the development is satisfactorily completed to minimise the visual impact of the proposal.
- 18 To protect the existing trees and shrubs so that they continue to contribute to the environmental quality of the area and soften the impact of the development.
- 19 To ensure that the site is properly managed and to ensure that the development is satisfactorily completed to minimise the visual impact of the proposal.
- 20 To ensure that the site is properly managed and to ensure that the development is satisfactorily completed to minimise the visual impact of the proposal.
- 21 To enable the Planning Authority to consider these matters in detail and to ensure that the development complies with the commitments within the Environmental Statement and minimises the visual impact of the proposal
- 22 To enable the Planning Authority to consider these matters in detail and to ensure the scheme complies with the commitments within the Environmental Statement and to protect the natural features within the area.
- 23 To enable the Planning Authority to consider these matters in detail and to ensure the scheme complies with the commitments within the Environmental Statement and to protect the quality of water within the area.
- 24 To enable the Planning Authority to consider these aspects in detail and to ensure that the development complies with the Environmental Statement.
- 25 To enable the Planning Authority to consider these aspects in detail and to ensure that the development complies with the Environmental Statement.
- 26 To enable the Planning Authority to consider these matters in detail, in the interest of public safety.
- 27 To ensure that all vehicles leaving the site will not emit dust or deposit mud, slurry or other deleterious material on the adjoining public highway.
- 28 To enable the Council as Planning Authority to consider these matters in detail and to ensure that materials that could have an adverse impact on the natural environment are adequately stored.
- 29 To protect the amenity of the surrounding area.
- 30 To protect the amenity of the surrounding area.

- 31 To enable the Council as Planning Authority to consider these matters in detail and to protect the amenity of the surrounding area.
- 32 To consider these matters in detail and in the interest of road safety.
- 33 In the interest of road safety and amenity.
- 34 In the interest of road safety and amenity.
- 35 In the interest of road safety and amenity.
- 36 In the interest of road safety and amenity.
- 37 In the interest of road safety and amenity.
- 38 In the interests of road safety and amenity.

For information only

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