

	<h1>Report</h1>	Agenda Item 8
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Report to:	Planning Committee
Date of Meeting:	5 October 2010
Report by:	Executive Director (Enterprise Resources)

Application No	CR/10/0094
Planning Proposal:	Proposed Erection of Dwellinghouse

1 Summary Application Information

- Application Type : Permission in principle
- Applicant : Taymast Ltd
- Location : 30 Burnfoot Crescent
Rutherglen
G73 5DT

2 Recommendation(s)

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

- (1) Grant Permission in Principle– Subject to Conditions (Based on the Conditions Attached)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Thomson Dawes Architects
- ◆ Council Area/Ward: 13 Cambuslang West
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan (2009)**
Policy ENV1 – Priority Greenspace Land Use
Policy ENV2 – Green Network Policy
Policy RES6 – Residential Land Use Policy
Policy DM1 – Development Management
Policy DM5 – Sub-Division of Garden Ground

◆ Representation(s):

- ▶ 7 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Environmental Services

Scottish Water

SP Energy Network

British Telecom

TRANSCO (Plant Location)

Roads and Transportation Services (Cambuslang/Rutherglen Area)

Roads and Transportation Services HQ (Flooding Unit)

Planning Application Report

1 Application Site

- 1.1 The application site lies at the southeast corner of Burnfoot Crescent and currently forms the eastern half of the front garden of the property at 30 Burnfoot Crescent, Rutherglen. The site is flat and generally rectangular in shape extending to some 30 metres deep and 20 metres wide giving a site area of approximately 600 square metres.
- 1.2 The site lies within an established residential area at the southern end of the cul-de-sac formed by Burnfoot Crescent. The property is bounded by dwellings to the west and open space to the south and east with the public road and turning head directly to the north.

2 Proposal(s)

- 2.1 The applicant is seeking planning permission in principle for the erection of a bungalow with associated vehicular and pedestrian access, driveway, parking area, private garden and boundary fences / walls. An indicative plan has been submitted by the applicant to show the layout of a three bedroom dwelling and its garden space.
- 2.2 It is proposed that the dwelling will be orientated north / south along the site with garden ground to the rear and the access point to the front. This orientation will avoid direct overlooking of or by the neighbouring properties with the main windows being located on the north, east and south elevations. The applicant has indicated two car parking spaces within the site in accordance with the Council's guidelines.

3 Background

3.1 Local Plan Status

The site lies within an area identified as Priority Green Space under Policy ENV1 and as part of the Local Green Network under Policy ENV2 of the adopted South Lanarkshire Local Plan. In addition the proposed development requires to be assessed against Policy RES6 – Residential Land Use as the site is located within an established housing area and against Policies DM1 – Development Management and DM5 – Sub-Division of Garden Ground.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Cambuslang/ Rutherglen Area)** – no objections subject to conditions relating to a dropped kerb access, drainage channel, parking spaces and the provision of a pedestrian access.
Response: Noted and the appropriate conditions will be attached to the consent should it be granted.
- 4.2 **Roads and Transportation Services (Flooding Unit)** – noted that a watercourse runs through / adjacent to the application site and on this basis would not object to the development subject to conditions requiring a Flood Risk Assessment and confirmation from Scottish Water and/or SEPA that they are satisfied with the proposed drainage system.
Response: - Noted and the appropriate conditions will be attached to the consent should it be granted.
- 4.3 **Environmental Services** – no objections to the proposed development subject to the inclusion of a condition relating to refuse storage and uplift and advisory notes regarding noise and contaminated land.

Response: Noted and the appropriate condition and advisory notes will be attached to the consent should it be granted.

4.4 **Scottish Water** – no objections to the proposed development.

Response: Noted.

4.5 **Scottish Gas Networks** - no objections to the proposed development.

Response: Noted.

4.6 **British Telecom** - no objections to the proposed development.

Response: Noted.

4.7 **SP Energy Networks** – no reply to date.

Response: Noted.

5 Representation(s)

5.1 Statutory neighbour notification was undertaken and the application was advertised in the local press as Development Contrary to the Development Plan. As a result of this seven letters of objections were received, including a representation by Provost Clearie. The main points of objection raised in these representations can be summarised as follows:

a) **The proposed development is contrary to the adopted local plan as it does not meet all the criteria of Policy DM5 – Sub-Division of Garden Ground. In particular the proposal fails to accord with criteria a to e and g to k.**

Response: An assessment of the proposed development's compliance with Policy DM5 of the adopted local plan policies will be undertaken in section six below and in this assessment, account will be taken of all of the objectors' comments.

b) **The proposed development does not comply with local plan policy RES6 – Residential Land Use. The planning application will be a bad neighbour use and does not satisfy the criteria contained within this policy.**

Response: An assessment of the proposed development's compliance with Policy RES6 of the adopted local plan policies will be undertaken in section six below and in this assessment account will be taken of all of the objectors' comments.

c) **The design and appearance of the proposed house (a bungalow) does not fit with the detached and semi-detached houses in the street built in the 1960's.**

Response: This matter will be fully considered in Section 6 of the report.

d) **The land on which the house is to be built may be highly unstable due to the presence of disused coal shafts. An earlier report for this site reached this conclusion and a copy of this is attached. In addition, there are concerns with regards to the stability of the land and its possible impact on existing water and sewage systems.**

Response: Appropriate conditions shall be attached to any consent to ensure that the necessary ground investigation works are undertaken to prove the stability of the site and if required mitigated for, including any impact on existing water and sewage systems.

e) **There may be drainage / infrastructure problems as the previous building works relating to the extension at 30 Burnfoot Crescent involved extensive redirection of the drainage system. A new development will place even more pressure on the present drainage system.**

Response: Scottish Water has raised no objections to the proposed development. Notwithstanding if consent is granted appropriate conditions shall be imposed to control this aspect of any development.

- f) **Traffic, parking, turning and access problems will arise particularly for emergency or delivery vehicles. This has been demonstrated in the past when an extension was built at no. 30.**

Response: Roads and Transportation Services have confirmed they have no objections to the proposed development. The proposals can provide off-street parking fully in accordance with the requirements of Roads and Transportation Services and it is considered that the introduction of a new access from the turning head should stop parking in the turning area as it would block this access. Notwithstanding should consent in principle be granted an appropriate condition shall be attached to any future Reserved Matters application to ensure the proposed method of construction is mitigated appropriately.

- g) **There will be unacceptable impacts on the residential amenity and peaceful environment of Burnfoot Crescent should consent be granted as proven by the problems created during the construction of the extension at 30 Burnfoot Crescent such as construction noise, dirt and damage to the road.**

Response: As stated above the proposed development's impact on residential amenity shall be fully considered in the Assessment and Conclusion section of the report in relation to Policy RES6 and an appropriate condition shall be attached to any future Reserved Matters application to ensure the proposed method of construction is mitigated appropriately. However it should also be noted that Environmental Services have legislative powers to deal with noise nuisance and Roads and Transportation Services have powers to ensure that any damage to the road surface is made good by the developer and that the road is regularly cleaned to limit the effects of mud and other materials being spread on the public road.

- h) **If permission to build another house on the site is granted then building activities would be going on for more than 6 years and will irreversibly change the nature of the neighbourhood.**

Response: The alleged problems associated with the recent history of development at 30 Burnfoot Crescent are noted. However, this application has to be treated on its own merits.

- i) **There will have to be major excavations which will require heavy construction traffic and there is no room for these vehicles to turn. There is a concern that dangerous manoeuvres such as vehicles reversing in or out will be a danger to children, pets and elderly people residing in close proximity to the site. This should be a Health and Safety Executive issue. Speed limit notices of 10mph should be erected and the Traffic Police should be consulted.**

Response: Roads and Transportation Services have no objections to the proposed development. Whilst the Health and Safety Executive are likely to be involved in the construction site this will be through their own regulations, not the planning process. The Traffic Police will only be involved if there are breaches of the law which requires their involvement. However if planning consent is granted an appropriate condition shall be attached to any future Reserved Matters application to ensure the proposed method of construction is mitigated appropriately.

- j) **The application form is inaccurate as no consent has been granted for the vehicular access that has been formed to the site. It is a new access.**

Response: Planning permission is not required for this type of development. Notwithstanding Roads and Transportation Services have assessed the proposal, including the proposed access and have no objections.

- k) **The application form is inaccurate as no SUDS arrangements have been provided and the development will require a connection to the existing drainage and sewage connection.**

Response: If planning permission is granted appropriate planning conditions shall be imposed to control these aspects.

- l) **The application form is inaccurate as the site is within an area of known risk of flooding.**

Response: If planning permission is granted an appropriate condition shall be imposed to control this aspect.

- 5.2 In addition a representation was received from Provost Clearie who is a local member for this area. The points raised in his representation can be summarised as follows;

- a) **The traffic flow from a previous development caused disruption and damage to the street area and local environment. This proposed development is bigger than that and will bring more of the same issues on a greater scale.**

Response: Roads and Transportation Services have advised that the previous development referred to is also a single dwelling off the turning head. Furthermore Roads and Transportation Services consider that the traffic flow from the proposed development, of a further single dwelling, would not have a significant impact on the structure of the road or traffic management.

- b) **The turning area is not sizeable enough for any large vehicles to turn.**

Response: The turning head at the end of Burnfoot Crescent is existing and its geometry will not be altered by the proposal. The proposed development takes direct access from it. It is likely that this will ensure that the turning head is kept clear, as access will be required to the property. As the proposed development is for a single dwelling it is not likely to result in a change in the type of traffic accessing the road. In terms of construction traffic an appropriate condition shall be attached to any future Reserved Matters application to ensure the proposed method of construction is mitigated appropriately.

- c) **With only one footpath, there are concerns regarding potential accidents involving the public and in particular young children.**

Response: With development on one side of the road only, on this section of Burnfoot Crescent, there is no requirement for a footway on the opposite side. The increase in traffic flow will be insignificant and Roads and Transportation Services are satisfied that the proposed development would not be detrimental to road safety in the locus.

- d) **The small car parking area (approximately two bays) at the corner of the turning area could lead to possible lack of vision with oncoming traffic.**

Response: The parking bays are formed on the verge and do not impact on forward visibility to the terminus of Burnfoot Crescent. Any traffic movements within the turning head will by nature of the layout be at low speed. Furthermore Roads and Transportation Services have no objection to the proposal.

These letters have been copied and are available for inspection in the usual manner and on the Council's Planning Portal.

6 Assessment and Conclusions

- 6.1 The applicant is seeking planning permission in principle to sub-divide the garden ground at 30 Burnfoot Crescent, Rutherglen to allow for a residential development comprising a three bedroom bungalow on the eastern section of the garden. An indicative plan has been submitted with the application showing the layout of the proposed development including the road access into the site, the internal driveway, car parking spaces and private garden ground. The application site currently forms part of a large garden area in front of 30 Burnfoot Crescent a proportion of which will be retained by the original property along with substantial rear and side gardens.
- 6.2 The determining issue in this instance is the proposal's compliance with the policies of the adopted local plan. In the first instance the site is covered by the land use policies ENV1 – Priority Green Space Land Use Policy and ENV2 – Local Green Network Policy. These policies seek to protect and enhance priority areas of green space and the Local Green Network as identified on the Proposals Map. In this case the application site forms a very small portion of the much larger area of priority green space formed by the pitches and open space of the Cambuslang Rugby Club, the grounds of which are open to the public as recreational open space. The application site on the other hand is a small area of private ground lying within a boundary fence and behind substantial trees along the border of the site to the Cambuslang Rugby Club.
- 6.3 On site it is clear that the application site does not form part of the priority green space and does not form the function Policy ENV1 seeks to protect as it forms part of the curtilage of an existing dwellinghouse. In the same way the nature and size of the application site compared to the far larger adjacent site is such that it will not have a significant effect on the wildlife, biodiversity, character, amenity and access of the site as referred to in Policy ENV2. For these reasons it is considered that the application site does not fulfill the functions of these policies and does not form part of the substantive ENV1 and ENV2 site. It is therefore considered that the proposed development would not be contrary to Policy ENV2 as the proposal would not have an adverse effect on the area's connectivity or its value for biodiversity and is an acceptable departure from Policy ENV1 given the current use of the ground and its size.
- 6.4 By concluding that the land use policies covering the site can be considered not to apply to the application site it is reasonable to conclude that Policy RES6 – Residential Land Use is relevant. This is the policy that applies to all of the properties within Burnfoot Crescent, including the property whose garden forms the application site. Policy RES6 states that the Council will oppose the loss of houses to other uses and will resist any development that will be detrimental to the amenity of those areas. In particular the Council will not approve 'bad neighbour' uses which may by virtue of visual impact, noise, smell, air pollution, disturbance, traffic or public safety be detrimental to residential amenity. In this case it is considered that the proposed development represents a residential development in a residential area and in general terms will comply with this policy. It must however be assessed in relation to the criteria within this policy; namely:
- The proposed development must relate satisfactorily to adjacent and surrounding development in terms of scale, massing, materials and intensity of use, except in circumstances where the existing local characteristics are considered to be of poor quality or detrimental to the overall character of the area. In such cases, the new development should be of good quality design and enhance the environment in which it is located.

Response: Given there is already a mixture of house types in the street it is considered that a bungalow, an established house type, will not be out of keeping at this location particularly given its location at the end of the street.

- The character and amenity of the area must not be impaired by reason of traffic generation, parking, visual intrusion, noise or emission of gases or particulates.
Response: After consultation no objections were received from either Roads and Transportation Services or Environmental Services. It is not considered that the erection of a single dwelling would be detrimental to the character or amenity of the area on this basis.
- There must be no resultant loss of, or damage to, open or play spaces, trees, bushes or hedgerows which make a significant contribution to the character or amenity of the area.
Response: It is considered that as a private garden the application site does not provide any open or play space. Some vegetation will be lost but having visited the site it appears that the most substantial tree growth is around the perimeter of the site and much of this may be retained. If consent is granted a condition shall be attached to the consent to control which trees can be removed.
- The development must be adequately serviced in terms of cycle, pedestrian and vehicular access, parking and accessibility to public transport.
Response: Roads and Transportation Services are satisfied that the proposed development is acceptable and the site is accessible to public transport at the nearby East Kilbride Road and Burnside train station.
- There must be no adverse effect on public safety.
Response: Given the scale of the proposed development and having taken account of the comments of Roads and Transportation Services it is concluded that there will be no adverse effect on public safety.

It is therefore concluded that the proposed development satisfies all of the above criteria and thereby accords with the terms of Policy RES6.

6.5 Having concluded that the proposed development accords with the appropriate land use policies of the local plan it must also be considered against the relevant development management policies. Policy DM1 is the general development management policy against which all applications for development are assessed. However, the specific policy relating to the proposed development is Policy DM5 – Sub-Division of Garden Ground which states that there will be a presumption against the development of a new house within the curtilage of an existing house unless all of the specified criteria can be met. An assessment of the application against each of these criteria is detailed below:

- a. The proposed house plot(s) and that remaining to the existing house are comparable with those nearby in terms of size, shape, and amenity (i.e. the proposal accords with the established pattern of development in the surrounding area).

Response: There are a variety of house types and sizes within Burnfoot Crescent including detached, semi-detached and terraced houses. The existing house plots vary in size from approx 250 sq m for the terraces and smaller semi-detached to approx 380 sq m for the larger semi-detached to 550 sq m for the larger detached properties on Burnfoot Drive. The proposed development seeks to sub-divide No.30 into two plots nearing 610 sq m for the existing house and 580 sq m for the proposed bungalow. It is therefore considered that the proposed

house plot is comparable with the existing house and acceptable given the variety of sizes of nearby properties.

- b. The proposed house(s) will have a proper road frontage of comparable size with those of surrounding curtilages.

Response: The road frontage of the proposed development will be approx 13 m which is comparable with the surrounding curtilages which vary from approx 7 metres for a terraced house to 10.5 metres for the semi-detached properties. The remaining frontage for the existing house will be approximately 10 metres. It is therefore concluded that the proposal accords with this criterion.

- c. The proposed vehicular access is of an adequate standard and will not have adverse implications for traffic safety or adversely affect the amenity of adjacent properties by virtue of noise or loss of privacy.

Response: Roads and Transportation Services have no objections to the proposal and I am satisfied that the erection of single dwelling would not generate any significant loss of amenity.

- d. The garden space allocated to the proposed house(s) and remaining for the existing house should be sufficient for the recreational, amenity and drying needs of the occupants.

Response: Based on the indicative plans submitted with the application the proposed back garden of the development will be approx 14.5 m deep by 17 m wide giving a back garden area of some 245 sq m. This meets the requirements set out in the Council's Residential Development Guide and is considered to provide adequate space for the recreational, amenity and drying needs of the occupants. The existing house will retain its existing back garden which extends to some 280 sq m.

- e. The proposed development will not cause an unacceptable reduction in privacy to existing houses and will, itself, enjoy a degree of privacy comparable with surrounding dwellings.

Response: The position of the proposed house side on to adjacent properties should ensure that no significant overlooking occurs from window to window although further consideration during the detailed design stage would take cognisance of this.

- f. The proposed development will not overshadow adjacent properties to a degree which results in a loss of amenity or itself be adversely affected by overshadowing.

Response: It is considered that the size and location of the proposed development is such that no overshadowing would occur.

- g. All existing features such as trees, hedges, walls, fences and buildings that contribute to the character of the area will be retained and not adversely affected by the development.

Response: The existing walls and fences around the site will be retained. The existing trees are predominantly situated around the perimeter of the site and a planning condition shall be attached to any consent granted to control this aspect.

- h. Adequate parking for both the proposed and existing house must be provided within the site and must not be harmful to the established character and amenity of the area.

Response: Roads and Transportation Services are satisfied that the required off-street parking for both the new and existing properties will be provided by the development.

- i. The proposed house(s) must be of a scale, massing, design and materials sympathetic to the character and pattern of development in the area and must not result in a development that appears cramped, visually obtrusive or be of an appearance which is so out of keeping with the established character that it is harmful to the amenity of the area

Response: Given the size of the proposed plot and the size and scale of the proposed bungalow it is considered that the development will not appear cramped or be visually obtrusive. Furthermore within Burnfoot Crescent there are a mix of house types, sizes and materials and given that a bungalow is a standard house type it will add to this variety.

- j. The proposal must not jeopardise or be prejudicial to any further desirable development in the vicinity.

Response: As a private garden the development of the site will not jeopardise or be prejudicial to any further desirable development in this area.

- k. The proposal will not result in an adverse effect on built heritage and/or nature conservation interests.

Response: There are no know built heritage or nature conservation interests in this private garden area.

In light of the above analysis it is concluded that the proposed development satisfies all the criteria of Policy DM5 and thus accords with the policy and that of Policy DM1.

- 6.6 Whilst it is acknowledged that seven letters of objection have been received I am of the view that the concerns raised do not justify the refusal of this planning application on the above basis.

- 6.7 In summary, although the proposed development does not comply with local plan Policy ENV1 of the adopted South Lanarkshire Local Plan, it is considered acceptable in this instance. It is concluded that the proposed development complies with all other relevant local plan policies. The proposed development would not have an adverse impact upon the established level of residential amenity and does not have a negative impact upon surrounding properties. In respect of the local green network, it is considered that the remaining amount of green space would not be significantly reduced and as such the amenity, biodiversity and connectivity of the site would not be affected to a material extent.

- 6.8 The proposal was advertised as Development Contrary to the Development Plan in the local newspaper as it constitutes a loss of an area of protected green space designated under Policy ENV1 - Priority Greenspace Land Use of the adopted South Lanarkshire Local Plan. The proposal has been fully assessed and I would recommend that planning permission is granted contrary to the adopted local plan for the following reasons:

- 1 The proposal complies with Polices ENV2, RES6, DM1 and DM5 of the adopted South Lanarkshire Local Plan.
- 2 The proposal is not considered to affect the area's recreational, amenity or biodiversity value.
- 3 The residential amenity of the area can be protected.
- 4 There are no adverse infrastructure issues.

7 Reasons for Decision

7.1 For the reasons stated in paragraph 6.8 above.

Colin McDowall
Executive Director (Enterprise Resources)

20 September 2010

Previous References

- ◆ CR/04/0006 - Erection of two-storey side extension with integral garage and rear conservatory, granted detailed planning consent – 7 April 2004.

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan (adopted) 2009
- ▶ South Lanarkshire Council Residential Development Guide 2001
- ▶ South Lanarkshire Council Guidelines for Development Roads 2000

- ▶ Consultations

Roads and Transportation Services (Cambuslang/Rutherglen Area)	20/08/2010 14/09/2010
Roads and Transportation Services HQ (Flooding Unit)	13/09/2010
Scottish Water	30/04/2010
Environmental Services	05/05/2010
TRANSCO (Plant Location)	12/05/2010
Openreach BT	30/04/2010

- ▶ Representations

- Representation from : Gordon Irving , 24 Burnfoot Crescent, Burnside, G73 5DT, DATED 14/05/2010
- Representation from : Provost Russell Clearie MBE, Council Offices, Almada Street, Hamilton, ML3 0AA, DATED 23/08/2010
- Representation from : Stewart Walker, C/o 28 Burnfoot Crescent, Burnside, Rutherglen, G73 5DT, DATED 14/05/2010
- Representation from : Alan Monaghan and Caitlin Loynd, 26 Burnfoot Crescent, Burnside, Glasgow, G73 5DT, DATED 28/06/2010
- Representation from : James L Duncan, 17 Burnfoot Crescent, Burnside,

Rutherglen , G73 5DT, DATED 06/05/2010

Representation from : Alan Monaghan and Caitlin Loynd, 26 Burnfoot Crescent,
Burnside, Glasgow, G73 5DT, DATED 28/04/2010

Representation from : Alan Monaghan and Caitlin Loynd, 26 Burnfoot Crescent,
Burnside, G73 5DT , DATED 01/07/2010

Contact for Further Information

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

Bill Kerr, Planning Officer, King Street
Ext 847 5141, (Tel :0141 613 5141)
E-mail: Enterprise.cam-ruth@southlanarkshire.gov.uk

Permission in principle

PAPER APART – APPLICATION NUMBER: CR/10/0094

CONDITIONS

- 1 This decision relates to drawing numbers: 10/110/02; 10/110/03; 10/110/02A; 10/110/03A; 10/110/01C; 10/110/02B; 10/110/03B.
- 2 Unless development commences, planning permission in principle expires 2 years from approval of the specified matters being granted, or if different matters are approved on different dates, then 2 years from the date of the last approval.
- 3 The application(s) for approval of these further matters must be made to the Council as Planning Authority before whichever is the latest of the following:
 - (a) expiry of 3 years from when permission in principle was granted
 - (b) expiry of 6 months from date when an earlier application for approval was refused, and
 - (c) expiry of 6 months from date on which an appeal against the refusal was dismissed.

Approval of the further specified matters can be made for -

- (i) different matters, and
- (ii) different parts of the development at different times.

Only one application for approval of matters specified in conditions can be made after 3 years from the grant of planning permission in principle.

- 4 Prior to the commencement of development on site, a further application for the approval of the matters specified in this condition must be submitted to and approved by the Council as Planning Authority. 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 means of access to the site;
 - (e) the design and location of all boundary treatments including walls and fences;
 - (f) the landscaping proposals for the site, including 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;
 - (g) the means of drainage and sewage disposal.
 - (h) details of the phasing of development (covering all relevant aspects of development detailed in (a) above);
- 5 That the further application required under the terms of Condition 4 above, shall include a detailed scheme for surface water drainage. 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 as Planning Authority in consultation with SEPA.

- 6 That prior to any work starting on site, a Flood Risk Assessment with reference made to CIRIA C624 and in accordance with the Reporting Requirements for Flood Risk Assessments issued by the Scottish Environmental Protection Agency (SEPA) shall be submitted to and approved in writing by the Council as Planning and Flood Prevention Authority.
- 7 That prior to any work starting on site, a Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning and Roads Authority.
- 8 That no development shall commence on site until the applicant provides written confirmation from SEPA to the Council as Planning Authority that the proposed drainage system is satisfactory.
- 9 That before development starts, a certificate from a recognised firm of chartered engineers shall be submitted to the Council as Planning Authority confirming the mineral stability of the site and this certificate shall be based on a professionally supervised and regulated boring programme.
- 10 That before the development starts, a report from a professionally qualified source describing the soil and ground conditions prevailing over the application site (including details of the nature, concentration and distribution of any contaminants), shall be submitted to and approved by the Council as Planning Authority and the development shall not be commenced until such action as is recommended by this report to remove or render harmless any such contaminants, has been implemented and completed to the full specification and entire satisfaction of the Council. The developer shall give the Council at least 7 working days notice in writing prior to the commencement of any decontamination works on the site.
- 11 That before any development commences on site, details of facilities for the storage of refuse within the site, including design, location, external finishes and access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwelling unit shall be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority.
- 12 That before the development hereby approved is completed or brought into use an opening in the proposed boundary wall shall be created to provide a pedestrian access link to the public footway on the eastside of the turning head to the satisfaction of the Council as Roads and Planning Authority.
- 13 That before the development hereby approved in principle is brought into use; a dropped kerb access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 14 The surface of the proposed driveway for the development hereby approved in principle shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 15 That before any development commences on site a Construction Management

Plan shall be submitted detailing the storage of materials, the parking of vehicles associated with the site and the hours of operation. These details shall be submitted to and approved by the Council as Planning Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 4 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 5 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.
- 6 To demonstrate that a satisfactory flood risk can be achieved.
- 7 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 8 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.
- 9 To ensure the mineral stability of the site
- 10 To ensure the site is free of contamination and suitable for development.
- 11 To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.
- 12 In the interest of public safety
- 13 In the interest of public safety
- 14 In the interest of public safety
- 15 In the interests of amenity and in order to retain effective planning control.

For information only

For information only

