

Report

Report to:	Planning Committee
Date of Meeting:	19 December 2017
Report by:	Executive Director (Community and Enterprise Resources)

Application No	CL/17/0150
Planning Proposal:	Formation of Horse Trotting Track, Equestrian Centre, Restaurant/Bar, Participants Stables, 8 Residential Units for Participants, Owners/Managers House, Parking Area, Access Road, Associated Earth Works and Land Filling (Amendment to CL/14/0112).

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Mark Kelly
- Location : High Netherfauld House Farm
Douglas
Lanark
ML11 0RL

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission (Subject to Conditions) – Based on Conditions Listed

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine the application

3 Other Information

- ◆ Applicant's Agent: Sconaplans Limited
- ◆ Council Area/Ward: 04 Clydesdale South
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 2 - Climate Change
Policy 3 - Green Belt and Rural Area
Policy 4 - Development management and placemaking
Policy 17 - Water Environment and Flooding
Policy 18 - Waste

Non-Statutory Planning Guidance – Minerals 2017 (NSPG)
MIN 10 - Aggregate recycling

**Development Management, Placemaking
and Design Supplementary Guidance (2015)**

**Green Belt and Rural Area Supplementary
Guidance**

**Sustainable Development and Climate
Change Supplementary Guidance**

◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters

◆ Consultation(s):

Roads & Transportation Services (Flood Risk Management Section)

Transport Scotland

Environmental Services [e-consult]

S.E.P.A. (West Region) (Flooding)

Roads Development Management Team

Planning Application Report

1 Application Site

- 1.1 The application site extends to 5.58 hectares in area and forms part of the Netherfauldhouse Farm which is located immediately to the east of the M74 motorway, north east of Junction 11 (Poniel). The Poniel Water runs west to east to the south of the application site the opposite side of which is Thorniehall Farm an equestrian facility formed following infilling works. To the east of the site lies agricultural land associated with Baillishall Farm. The site is accessed from the B7078 via an un-named road which crosses the M74 motorway via an over bridge. The land on the other side of the road is also in the applicant's ownership. The site entrance to Broken Cross lies several hundred metres to the east.
- 1.2 The site was formerly used as grazing ground although it has previously been in use as an informal quad bike track. A farm steading is located in the north western corner of the site and it is understood the farmhouse is occupied by a member of the applicant's family. Prior to the infilling works that comprise part of this application proposal, the original ground levels were created by excavations carried out during the construction of the M74. The land at that time dropped from a high point at the access to the site down to the Poniel Water with topographical information provided by the applicant indicating a difference in levels of 17m between the steading and the watercourse. The levels also sat below the level of the adjacent M74. A more generally level area of ground is located to the east of the steading.

2 Proposal(s)

- 2.1 This application represents an amendment to a previous planning application CL/14/0112 for a similar proposal for infilling works and the formation of equestrian facilities. Part of the infilling had been carried out at the time the application was made. The application was refused permission in October 2015 on the grounds that the development would encroach into the functional floodplain of Poniel Water and appropriate mitigation measures to address the principles of flood risk management had not been provided. A subsequent appeal against that decision was dismissed. The Reporter who considered the appeal concluded that the encroachment of the landfill into the functional floodplain that had been carried out without consent could only be addressed by the reinstatement of the original lost flood plain.
- 2.2 The encroachment into the flood plain has now been removed through excavations carried out by the applicant following the appeal decision. Therefore other than the reduced area of infilling the current proposal is similar in scale and purpose to the original and comprises two distinct but related elements. Firstly consent is sought retrospectively for the infilling of an extensive area of land between the steading and the Poniel Water to create a level platform. Information provided the applicant shows the infilling would result in an increase in levels of up to 13m in the southern part of the site next to the watercourse at a gradient of 1:1. In addition a 3m bund would be created around the edge of the infilled area. The works that have been carried out come to within 10m and 15m of the watercourse. The applicant has advised that the infilling has used inert material from various construction sites but the principal source emanated from the construction of the spirit bonded warehouses nearby on the opposite side of the M74. A further currently undeveloped area in the eastern part of the site is also proposed to be infilled using a similar source of materials..
- 2.3 The second element of the proposal involves the formation of a 600m outdoor trotting track on the land that has been infilled; a small spectator stand; additional stabling to accommodate around 40 horses; the conversion and extension of the existing

steading to create a bar/restaurant; the erection of 8 units to be occupied by participants at the facility; managers accommodation and the formation of a car park. The existing access track from the public road would be upgraded.

- 2.4 In support of the application a Flood Risk Assessment was provided together with drawings showing existing and proposed levels and sections, a Noise Impact Assessment and a Transport Statement.

3 Background

3.1 Local Development Plan Status

- 3.1.1 The application site is identified as lying in the Rural Area in the adopted South Lanarkshire Local Development Plan where Policy 3 – Green Belt and Rural Area applies. In addition, Policies 2 – Climate Change, 4 – Development Management and Placemaking, 17 – Water Environment and Flooding and 18 – Waste are relevant. Supplementary Guidance on Development Management, Placemaking and Design; Green Belt and Rural Area; and Sustainable Development and Climate Change will be used to assess the proposal. Finally Policy MIN 10 – Aggregate Recycling of the Non-Statutory Planning Guidance – Minerals 2017 (NSPG) is relevant.

3.2 Government Advice/Policy

- 3.2.1 Scottish Planning Policy (SPP) states that in relation to managing flood risk a precautionary approach should be promoted taking account of the predicted effects of climate change. Flood avoidance is crucial by safeguarding flood storage and conveying capacity and locating development away from functional floodplains and medium to high risk areas. The planning system should prevent development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere. Flood Risk Assessments should be required for development in the medium to high risk areas identified in SEPA's flood maps.

3.3 Planning History

- 3.3.1 Detailed planning consent was granted to the applicant in February 2014 for the importation and stockpiling of inert waste material (CL/12/0316). The material was intended to be stored to a height of 5m above the then existing ground levels in a limited part of the site and be used in association with the equestrian facility the subject of the current application. Conditions were attached to the consent requiring the completion of the importation by 1 February 2015; the removal of the stockpile and the return of the land to the former ground levels by 30 September 2016; the reinstatement of the land to a grass field suitable for agricultural use; no material being stored within 10m of the western boundary; and a limit on the height of the stockpile of a maximum of 5m above ground level. Planning application CL/14/0112 for retrospective infilling and equestrian facilities was refused and subsequently dismissed on appeal PPA-380-2067 as the infilling encroached onto a functional flood plain creating a potential flood. The equestrian facility and other ancillary development were considered to be acceptable in principle.
- 3.3.2 The proposed development falls within the definition of a major development as set out in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 as the site area exceeds 2 hectares. As a result the applicant was required to carry out statutory pre-application consultation prior to the application being submitted. A pre-application consultation report has been submitted with the application which describes the level of consultation that was carried out and the feedback received.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Flood Management)** – no objections subject to conditions. Following assessment of the revised Flood Risk Assessment following the excavations works carried out by the applicant and on site inspection the Flood Management team are satisfied the infilling no longer encroaches into the functional flood plain.

Response: Noted. Appropriate conditions have been attached.

- 4.2 **Roads Development Team** – No objections. The sightlines that can be achieved at the junction with the public road are acceptable. Recommend that a condition be attached to ensure a traffic management plan that addresses parking and traffic movement during major events is submitted for approval.

Response: Appropriate conditions can be attached to any consent granted to address matter raised.

- 4.3 **SEPA** – Initially objected to the applications on the grounds that insufficient information had been provided to show that the infilling works no longer encroached into the functional floodplain. Following the receipt of further information which reflects the situation on site following the recent excavations by the applicant, which confirms the proposals no longer pose a flood risk, the original objection has been withdrawn.

SEPA has also advised that the infilling to date involves the keeping, treating and/ or disposal of controlled waste and requires an appropriate environmental authorization and may constitute the operation of a landfill site which may require a Pollution Prevention Control (PPC) permit.

Response: Noted. PPC permits for infill waste are dealt with by SEPA through separate legislation.

- 4.4 **Transport Scotland** – no objections.

Response: Noted.

- 4.5 **Environmental Services** – No objections subject to the use of conditions to address a number of matters. These include the submission of validation measurements to demonstrate that the noise barriers recommended as mitigation measures in the submitted Noise Impact Assessment can effectively reduce noise levels to required standards. The public address system and arena should comply with current standards. An air quality assessment to quantify air quality and estimate the effect on local air quality should be undertaken. Pre-start conditions on commercial waste, flood lighting and dust/mitigation should be attached. Also an informative on construction noise is recommended.

Response – Noted. Appropriate conditions have been attached to cover these issues.

5 Representation(s)

- 5.1 In response to the advertisement of the application in the local press due to the non notification of neighbours and the carrying out of statutory neighbour notification no representations have been received.

6 Assessment and Conclusions

- 6.1 This application seeks detailed planning permission for, partly retrospectively, the infilling of land at Netherfauldhouse Farm near Douglas Water and the formation of an equestrian centre and associated development. It is an amendment of a previous application CL/14/0112 primarily involving the removal of infill from the flood plain. Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997,

all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan comprises the adopted South Lanarkshire Local Development Plan (SLLDP) and associated Supplementary Guidance.

- 6.2 In land use terms the application site lies within the Rural Area of the adopted South Lanarkshire Local Development Plan. Policy 3 – Green Belt and Rural Area states that the rural area functions primarily for agriculture, forestry, recreation and other uses appropriate to the countryside. Proposals must accord with other policies in the adopted plan and with associated supplementary guidance (SG). The Green Belt and Rural Area SG is of particular relevance in this case. Policy GBRA1 – Economy/Business Related Developments states the Council will seek to support the rural economy by promoting rural diversification by encouraging development of an appropriate type and scale. A range of criteria with which proposals must comply are set out. Foremost the proposal should involve an appropriate use in the rural area listed in the SG. This includes equestrian activities and therefore the proposed eventual use of the site as an equestrian facility in the form of a trotting track and stabling is acceptable in principle. There would not be an adverse impact on biodiversity or the landscape character of the area and the residential and visual amenity of the area would not be affected. Access and parking requirements can be achieved and the location, scale and design of new buildings respect the existing building group and the landform of the surrounding area.
- 6.3 While the principle of the equestrian use and associated development is considered appropriate, its implementation relies on the infilling works (including those already carried out) to create the platform for the trotting track being acceptable in planning terms. Policy 18 – Waste in the SLLDP states that applications for waste management operations such as landfill must accord with criteria on impact on local communities, built heritage, habitats and landscape character; not have an adverse environmental impact in terms of noise, dust, air quality or contamination; be acceptable in terms of road safety; and be designed to provide appropriate lighting and screening. In terms of the South Lanarkshire Non-statutory Planning Guidance, Policy MIN 10 – Aggregate Recycling states that the Council will support proposals for the re-use and deposit of any such material arising from mineral operations or construction projects for land improvement providing that (a) the operation does not prejudice the reclamation or improvement of the site, (b) there would not be a significant adverse effect on local communities or the environment, (c) the processing or deposit site is well located, both in terms of the source of the material and, where appropriate, its final destination and (d) the proposal would not create an adverse impact on the local road network.
- 6.4 In this case the infilling works would create a platform that would not detract from the overall character of the site and the surrounding area. The site is remote from nearby communities and the proposals would not have an adverse effect on amenity of local residents. Much of the imported material was sourced from the bonded warehouse development on the opposite side of the M74. Planning permission has been granted for the doubling of that complex which will necessitate significant earthworks. The applicant intends to use the material excavated from that site to complete the infilling proposed at the application site. Neither Transport Scotland or Roads and Transportation Services have raised any concerns in terms of the impact on the local road network. Overall the infilling operations largely accord with these criteria in Policies 18 and MIN10 and a range of matters could be addressed by condition if consent were granted.
- 6.5 The assessment of the impact of proposals on the water environment and flooding is specifically set out in Policy 17 of the SLLDP. This states that development that would

have a significant adverse impact on the water environment will not be permitted. Consideration should be given to water levels, flows, quality, features and flood risk. The avoidance principle of flood risk assessment as set out in SPP must also be met. Within areas identified as functional floodplain proposals will not be supported except where a specific location is essential for operational reasons and appropriate mitigation measures can be provided. Development where flood risk cannot be appropriately managed to prevent an increased risk of flooding, either on site or elsewhere, will not be permitted. As a response to the appeal decision the applicant carried out significant excavations of previously imported materials in an attempt to address the Reporters comments and the reasons the original application was refused. Following the completion of these works officers from the Council visited the site earlier this year. Based on what they observed and the subsequent submission and consideration of updated information submitted with the current application the Council's Flood Risk Management team and SEPA have confirmed that they have no objections to the application and are satisfied the infilling carried out to date no longer poses a flood risk.

- 6.6 Policy 2 – Climate Change of the Local Development Plan states that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change. In particular, proposals should avoid areas of medium to high risk of flooding and have no significant impact on the water environment. The associated Sustainable Development and Climate Change Supplementary Guidance provides more specific guidance on some of these issues. Policy 4 – Development Management and Placemaking provides more detailed policy on assessing applications. It states developments are required to take account of and be integrated with the local context and built form and that there should be no significant adverse impacts on landscape character, built heritage, habitats, residential amenity or the water environment. These matters have been considered earlier in this section of the report and it is concluded above that these issues have been addressed by the application.
- 6.7 In terms of the proposals for the manager's house, the need for on-site accommodation to supervise the proposed business is accepted given the nature of the use for security and management purposes. In addition, the scale and design of the dwelling is acceptable. Similarly the re-use of the former steading, to create an ancillary restaurant and bar to serve users of the equestrian facility accords with policy on new development in the countryside. Finally the provision of accommodation for users of the facility and ancillary stabling is considered to accord with policy on tourist accommodation in the Local Development Plan subject to a condition limiting the occupancy of the units to prevent them being permanently occupied.
- 6.8 The proposals represent a significant investment in the creation of a tourist related facility in the Douglas Valley. Additional employment will be created by the development while the equestrian facility will attract additional visitors to the area. The previous application was considered to be acceptable in terms of the creation of the platform and the intended creation of the equestrian complex, a matter that was supported by the Reporter who considered the appeal. The concerns relating to flood risk have been addressed to the satisfaction of SEPA and the Councils Flood Management team. In conclusion therefore the proposed use of the site as an equestrian facility together with the associated development is acceptable. The implementation of the trotting track is the cornerstone of that part of the proposal and the flood risk has now been addressed by the removal of the embankment from the flood plain. Overall the proposals comply with the development plan and supplementary guidance. In the view of the above it is recommended that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposed development complies with Scottish Planning Policy, policies 2, 3, 4, 17 and 18 of the adopted South Lanarkshire Local Development Plan and associated supplementary guidance and Policy MIN10 of the South Lanarkshire Non Statutory Planning Guidance – Minerals 2017. There are no road safety issues raised by the proposals and there would not be an adverse impact on the landscape character or visual amenity of the area.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

11 December 2017

Previous References

- ◆ CL/14/0112

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Neighbour notification letter dated 23/11/2019

- ▶ Consultations
 - Transport Scotland 13/04/2017
 - Roads & Transportation Services (Flood Risk Management Section) 27/04/2017
 - Environmental Services 24/11/2017
 - S.E.P.A. (West Region) 08/05/2017
 - S.E.P.A. (West Region) 11/08/2017

- ▶ Representations

Contact for Further Information

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

Ian Hamilton, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Ext 5174, (Tel : 01698 455174)
E-mail: ian.hamilton@southlanarkshire.gov.uk

CONDITIONS

- 1 That before any development of new buildings hereby approved commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority..
- 2 That the noise mitigation measures outlined in the Road Traffic Assessment - rev 3 (New Acoustics, 17 December 2014) involving the installation of a close boarded fence between the M74 and the proposed dwelling and accommodation for participants shall be implemented prior to the completion of the aforesaid residential accommodation hereby approved.
- 3 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 4 That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 3 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 5 That the occupation of the dwellinghouse authorised by this permission shall be limited to a person employed at the equestrian facility hereby employed or a dependant of such a person residing with him or her or the widow or widower of such a person.
- 6 That the participants' accommodation hereby approved shall be for short-term occupation only and shall not at any time be occupied on a permanent residential basis.
- 7 That before the development hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 8 That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 9 That prior to any further infilling being carried following the date of granting this consent a comprehensive earthworks design prepared and certified by a firm of suitably experienced, qualified and chartered engineers shall be submitted for the approval of the Council. The design shall identify the end uses of site won and imported materials and include detailed descriptions of the following for each material and use:
 - i. material type
 - ii. source
 - iii. end use and proposed destination
 - iv. detailed acceptability criteria including upper and lower values as appropriate based on the Specification for Highway Works, contamination

- assessments and brickworks requirements
- v. sampling procedure and frequency to verify acceptance
- vi. anticipated volumes based on advance testing and the data obtained from the surface modelling exercise
- vii. proposal for disposal when samples do not meet the acceptability criteria
- viii. the compaction regime

The design shall be sufficiently detailed to allow proper consideration particularly in relation to the estimated quantities and proposed end uses.

- 10 That prior to any further infilling being carried following the date of granting this consent the following shall be submitted for the approval of the Council as Planning Authority:
 - (a) detailed layout plan for the site compound area, including details for the surfacing of this area and detailed plans and elevations of any buildings, structures and fixed plant to be erected on the site, including the colours and type of external materials to be used;
 - (b) details of the location, type and orientation of any external lighting to be erected within the site;
 - (c) details of the location and type of wheel washing facilities to be installed and a copy of the operator's site rules to prevent mud/debris being carried onto the public highway; and,
 - (d) details of the construction, surface specification, drainage arrangements, alignment and width of the proposed access road from the site access point to the site compound area.
- 11 That within 6 months of the date of consent the applicant shall undertake and submit an air quality impact assessment to quantify air quality and estimate the effect on local air quality arising from the proposed development. The assessment shall use a method closely aligned to the principles set out in the Defra and devolved administrations (2016) Local Air Quality Management Technical Guidance LAQM.TG(16) or equivalent up to date technical guidance.
- 12 That on completion of the infilling works, the developer shall submit a completion report, prepared and certified by a firm of suitably qualified, experienced and chartered engineers, to the Council as Planning Authority confirming that the works have been carried out in accordance with the approved plan.
- 13 That 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 and a site remediation plan, shall then require to be submitted to and approved in writing by the Council as Planning Authority. 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.
- 14 That prior to the commencement of development detailed planting and restoration proposals for the 'landscaping area' (including the specification for preparation of areas for planting, species to be planted, seed mixes, planting densities etc) and the

remainder of the site, including a detailed 5 year aftercare management scheme to ensure the successful establishment of the planting proposed shall be submitted for the approval of the Council as Planning Authority.

- 15 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 16 That within 6 months of the date of consent details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include the following signed appendices : 1'Sustainable drainage design compliance certificate', 2 'Sustainable drainage design - independent check certificate', 3 'Flood risk assessment compliance certificate', 4'Flood risk assessment - independent check certificate' and 5 'Confirmation of future maintenance of sustainable drainage apparatus'. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.
- 17 On completion of the development validation measurements to demonstrate the insertion loss for the barriers required under condition 2 above shall be carried out and shall be submitted to and approved by the Planning Authority. The attenuation provided shall demonstrate that the external noise levels do not exceed 50 dB daytime in any garden areas, when measured as an $L_{Aeq,16hrs}$ between 07.00hrs and 23.00hrs.

The scheme shall also ensure that the internal levels at noise sensitive receptors with windows closed do not exceed 40 dB daytime (07:00 -23:00) and 30 dB night-time (23:00 – 07:00) when measured as an $L_{Aeq,T}$.
- 18 That the Amplified Noise Level shall not exceed 65dB(A) at any noise sensitive receptor and this shall apply when the number of events per calendar year does not exceed 3 in number. In the event more than 3 events per calendar year are held the Amplified Noise Level shall not exceed the background noise level by more than 15dB(A) in any 15 minute period at any noise sensitive receptor.
- 19 That before the development hereby approved is brought into use the approved details for storage and the collection of waste arising from the proposed development shall be in place and thereafter be satisfactorily maintained all to the satisfaction of the Council as Planning Authority.
- 20 That before the development commences on site details of the proposed floodlighting scheme together with a lighting assessment shall be submitted. The scheme shall include, where appropriate, details of all aspects of the installation including specific luminaire and lamp type; beam control; wattage; use of reflectors; baffles; louvres; cowling; lux contours/distribution diagrams and column type.
- 21 Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the

Council as Planning Authority.

- 22 That before any part of the development hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 23 That before any part of the development hereby approved is completed or brought into use, a turning space shall be provided within the site to enable vehicles to enter and leave the application site in forward gears at all times.
- 24 That before any part of the development hereby approved is brought into use, a traffic management plan covering the parking areas, internal access roads and horse movement within the application site and the impact of the development on the surrounding road network shall be submitted for the consideration and approval of the Council as Planning Authority. No part of the development shall not be brought into use until the management plan has been agreed in writing by the Council. . Any changes to the approved scheme shall require the prior written consent of the Council.

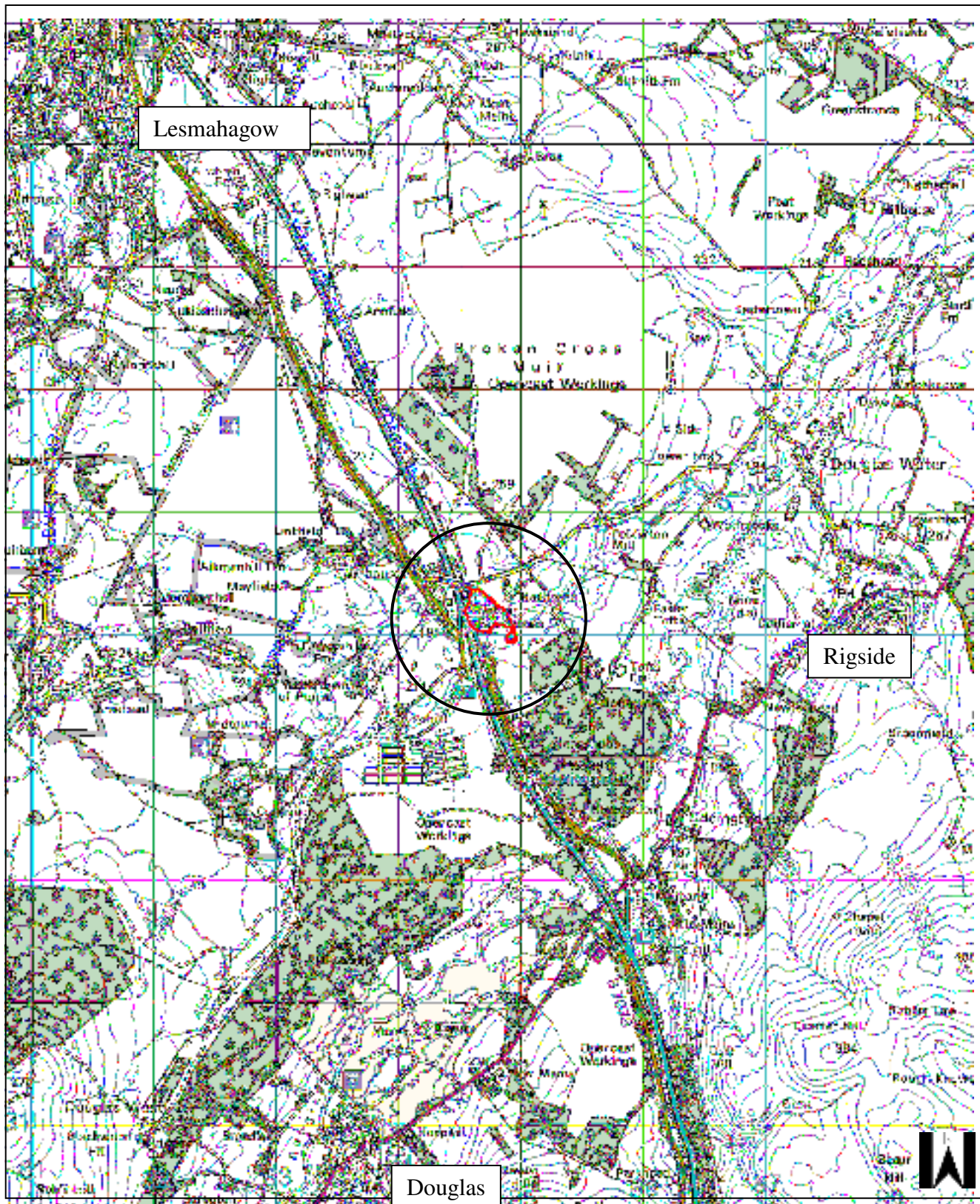
REASONS

- 1.1 In the interests of amenity and in order to retain effective planning control.
- 2.1 To protect noise sensitive properties from road traffic noise.
- 3.1 These details have not been submitted or approved.
- 4.1 In the interests of amenity and in order to retain effective planning control.
- 5.1 In the interests of amenity and in order to retain effective planning control.
- 6.1 In the interests of amenity and in order to retain effective planning control.
- 7.1 In the interest of public safety
- 8.1 To ensure the provision of adequate parking facilities within the site.
- 9.1 To ensure the ground conditions are stable and suitable for development.
- 10.1 In the interests of amenity and in order to retain effective planning control.
- 11.1 In the interests of amenity and in order to retain effective planning control.
- 12.1 To ensure the appropriate remediation of the site.
- 13.1 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 14.1 These details have not been provided or approved.
- 15.1 In the interests of amenity.
- 16.1 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.

- 17.1 To protect noise sensitive receptors from unacceptable noise levels.
- 18.1 To protect noise sensitive receptors from unacceptable noise levels.
- 19.1 To facilitate the containment and storage of waste.
- 20.1 To minimise the impact of lighting upon sensitive receptors.
- 21.1 To minimise the risk of nuisance from dust to nearby occupants.
- 22.1 In the interests of road safety
- 23.1 In the interests of road safety
- 24.1 In the interests of road safety

For information only



For information only