	<h1>Report</h1>	Agenda Item <h1>5</h1>
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Report to:	Planning Committee
Date of Meeting:	20 March 2007
Report by:	Executive Director (Enterprise Resources)

Application No	HM/07/0023
Planning Proposal:	Demolition of Existing House and Outbuildings and Erection of 7 Detached Dwellinghouses

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Milligan Gray & Partners
- Location : Telfer House
Lanark Road
Garrion Bridge
Larkhall

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 the delegated powers to determine this application.
- (2) Given that the application is contrary to the adopted Local Plan and objections have been received a hearing may be required prior to determining the application.
- (3) If Committee are minded to grant consent, in terms of the Town and Country Planning (Notification of Applications) (Scotland) Amendment Direction 2006, the application must be referred to the Scottish Ministers because the proposal constitutes a departure from the Development Plan in the Greenbelt.

3 Other Information

- ◆ Applicant's Agent: Covell Matthews Architects Ltd
- ◆ Council Area/Ward: 51 Dalserf
- ◆ Policy Reference(s): **Hamilton District Local Plan**
Policy EN1a – Greenbelt
Policy EN1b – Prime Agricultural Land
Policy EN1c Area of Great Landscape Value
South Lanarkshire Planning Policies
Policy SLP1 – Greenbelt

Policy SLP6 – Development Control General
Finalised South Lanarkshire Local Plan
(after modifications)

Policy STRAT 3 – Urban Settlements in The Green Belt

Policy RES 2 – Proposed Housing Sites

Policy RES 6 – Residential Land Use Policy

Policy ENV30 – New Housing Development Policy

Policy DM 1 – Development Management Policy

◆ Representation(s):

▶ 4 Objection Letters

◆ Consultation(s):

Environmental Services

Leisure Services

Roads and Transportation Services (Hamilton Area)

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

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

Scottish Natural Heritage

Power Systems

TRANSCO (Plant Location)

Scottish Water

Roads & Transportation Services H.Q. (Flooding)

Planning Application Report

1 Application Site

1 Application Site

- 1.1 The application relates to an area of land on Lanark Road between the A72 and the River Clyde. The site is currently used as garden ground for the property known as Telfer House and is bounded to the north by agricultural land, to the south by a residential property and agricultural land, to the east by Lanark Road, adjacent residential properties and the site of the former Clyde Valley Garden Centre and to the west by the A71 and the A72. The site extends to approximately 4 hectares and is mainly flat at its eastern side but slopes steeply up towards the A71 and A72.
- 1.2 Previous roadworks at Garrion Bridge included the construction of a new road at a higher level to the west of the site, resulting in the closure of Lanark Road at its junction with Garrion Bridge and the A71. This prevents through traffic along this part of the road which is only used for access to existing properties.

2 Proposal(s)

- 2.1 This is a detailed planning application for the erection of seven detached dwellinghouses. The dwellings incorporate two different house types. House Type 1 comprises a one and a half storey house with a traditional pitched roof and a gable elevation fronting onto Lanark Road that comprises an extensive area of feature glazing. The rear elevation also incorporates a gable elevation with feature glazing and two flat roofed dormer windows. A double integral garage is proposed with an associated driveway and turning facility. House Type 2 also relates to a one and a half storey dwelling but with velux windows on both elevations of the building. Again, the house incorporates an extensive area of glazing and a pitched roof with gable facing onto Lanark Road. The house includes an integral double garage with a hipped roof and associated driveway and turning facility. The proposed materials for both house types is slate roofs, a mixture of harling, slate and cedar cladding for the external walls and stained timber windows.
- 2.2 Each house would have an additional outbuilding for use as a garden room which would incorporate a pitched roof and would be located within the rear garden of the plot. An existing pond is located within the northern area of the site which would be extended to form a water feature along the front of the development and would be utilised as part of the drainage proposal for the development. The hill to the rear area of the application site would be common ground, planted with vegetation with a long term maintenance package put in place. All dwellings would be accessed via Lanark Road.
- 2.3 The detailed drawings are accompanied by information which confirms that the foul sewerage would be treated by an on-site bio-disk package treatment plant, with treated outflow to the River Clyde using the existing 300 diameter drain outfall at the southern end of the site, presently serving gullies on the existing road and controlled by the Council's Roads and Transportation Service. With regard to site surface drainage, following extensive discussions with the Council's Roads and Transportation Service and SEPA in 2002/2003, it was agreed that surface water from the site could be dealt with by on-site infiltration and attenuation, as far as possible, with some surface water being taken to the existing pond on the site. This would assist in improving the water quality of the outflow from the mineworkings from which discharge occurs close to the northern boundary.

3 Background

3.1 Local Plan Policy

- 3.1.1 The application site is located in an area designated as Greenbelt land in the adopted Hamilton District Local Plan. The site is also identified in the Local Plan as being within both an area of prime agricultural land and an Area of Great Landscape Value. The relevant policies covering the site are Policies EN1a – Greenbelt, EN1b – Prime Agricultural Land and EN1c - Area of Great Landscape Value. South Lanarkshire Planning Policies SLP1 – Greenbelt and SLP6 – Development Control General would also apply. The application also requires to be assessed against the South Lanarkshire Local Plan (Finalised Plan). The relevant policies covering the site in this instance are Policies STRAT 3 – Urban Settlements in The Green Belt, RES 2 – Proposed Housing Sites, RES 6 – Residential Land Use Policy, ENV30 – New Housing Development Policy and DM 1 – Development Management Policy.

3.2 Relevant Government Advice/Policy

- 3.2.1 Scottish Planning Policy 1 (The Planning System) states that the determination of planning applications should be made in accordance with the development plan unless material considerations indicate otherwise. A strong justification should be given for making a decision that is in conflict with the plan. The principles for determining an application that is contrary to the plan are set out, including cases where development plans become less relevant or are overtaken by events. In all cases, permission should only be refused where, whether because of the policies in place or other material considerations, there are sound reasons for doing so.
- 3.2.2 Scottish Planning Policy 3 (Planning for Housing) stresses the need to protect the landscape setting of settlements as well as respecting the local architectural building styles. Care should be taken, especially in smaller settlements, to ensure that the scale of development is appropriate and consideration should be given to the cumulative impact of developments, especially where important public views are affected.
- 3.2.3 Many of the principles contained in SPP3 are mirrored in Circular 24/1985 on Development in the Countryside and Greenbelts. This states the need to preserve the existing designated Greenbelts and establish confidence in their permanence. Councils are encouraged to review Greenbelt boundaries and identify land within settlements in Greenbelts which no longer make a significant contribution to the purposes for which the Greenbelt was established. The development of such land can help maintain the long term integrity of the Greenbelt by relieving pressure on more significant areas.

3.3 Planning Background

- 3.3.1 A significant appeal decision was provided in March 2001 by the Scottish Executive Inquiry Reporters Unit relating to land between 12 and 14 Lanark Road which is located to the east of the application site. The appeal was against not-determination of a planning application for two houses on this land. The Reporter considered the proposals in terms of the Greenbelt designation of the appeal site. He came to the view that this was an 'unsupportable anomaly' as a result of the realignment of Lanark Road and its closure to through traffic, and that overall a 'compelling case' for an exception to development plan policy could be made and gave permission for the two houses. These dwellings have since been constructed.

- 3.3.3 Subsequently, outline planning consent was granted in May 2001 for residential development on land at Telfer House (HM/99/0455). Importantly, both the appeal decision and the consent at Telfer House recognise that an opportunity exists to consolidate development in a limited part of the 'island' which has been created by the by-pass associated with the Garrion Bridge Scheme.
- 3.3.4 An application to develop the slope below the bypass was withdrawn in March 2004 (HM/04/0444) and an outline application for the erection of a dwellinghouse on land opposite 4/6 Lanark Road was refused planning permission in November 2004 and dismissed at appeal in July 2005 (HM/04/0597). An application relating to the land at Telfer House to develop the slopes of the site outwith the approved area was refused planning permission in July 2005. Planning permission was granted for the erection of a detached dwellinghouse on Lanark Road directly to the south of the site and opposite 14 Lanark Road in November 2003. This house has since been constructed (HM/03/0657).
- 3.3.5 Outline planning permission was granted for the formation of eight house plots on the site of 14 and 16 Lanark Road in October 2006 following referral to the Scottish Executive (HM/04/0933)

4 Consultation(s)

- 4.1 **Environmental Services** – have no objection to the proposal subject to a condition requiring the submission of a contamination survey and remediation plan for further assessment.
Response: - Noted and any planning consent granted would be conditioned to this effect.
- 4.2 **Leisure Services** – No response received to date.
- 4.3 **PowerSystems** – PowerSystems initially objected to the proposal on the basis that they received no intimation as to whether their apparatus will be affected by the proposal and if so to what extent.
Response: - The applicant had detailed discussions with Scottish Power on this matter and as a result PowerSystems formally withdrew their objection to the proposal. However, a condition would be attached to any consent granted requiring the developer to arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 4.4 **Roads and Transportation Services** – have no objection to the proposal subject to the provision of acceptable visibility splays of 2.5 metres x 35 metres at each access and a two metre footway along the frontage of the site.
Response:- The visibility splays requested by Roads and Transportation are outwith the control of the applicant as he does not own all of the land involved and in such circumstances the inclusion of the requested condition would be ultra vires. However, as the recent closure of Lanark Road at its junction with Garrion Bridge and the A71 prevents through traffic along this part of the road and the application site is located on a straight section of road I am satisfied that clear visibility will be attained. With regard to the provision of a 2 metre wide footpath, it is considered that this would be out of character with the area given that the site lies within an Area of Great Landscape Value and the incised river valley. Furthermore, following discussions with SNH it was highlighted that the Glasgow and Clyde Valley Landscape Assessment recommends that in this landscape type the incremental use

of urban features such as concrete kerbing should be resisted. As there is an existing footpath on the opposite side of the road running full length, this would hopefully be sufficient to meet the small amount of pedestrian activity anticipated in this location.

- 4.5 **Roads and Transportation Services (Flooding):**- no response to date, however, SEPA were consulted on the application and are satisfied that the development is not at risk of inundation from the River Clyde. A condition would be attached to any consent granted to ensure that no dwellings are occupied until a satisfactory sustainable urban drainage system is in place.

- 4.6 **Scottish Natural Heritage:** - initially objected to the proposal as there was insufficient information available for SNH to advise on the impact of the scheme on bats, all British species of which are protected species. They recommended that a survey of bats be undertaken at the earliest opportunity prior to determining whether planning permission should be granted which would involve determining bat use of the existing house and buildings. There was also insufficient information available for SNH to advise on the impact of the scheme on badgers, a nationally protected species. They also recommended that a badger survey of the site be undertaken and an assessment of the implications of the proposal on this species be provided. Mitigation should be proposed and implemented where required. Following discussions with SNH the applicant submitted a bat and badger survey as required. SNH have stated that they are content with the findings of the surveys and that the Council can grant consent on the basis that European Protected Species will not at this time be affected by the proposals. The recommendations given in Section 5 of the Survey should be endorsed and conditions should be attached to any consent granted requiring the submission of a method statement for the Council's approval and adherence to this statement when demolition works commence in addition to a pre-start re-survey of the site. With regard to landscape and visual aspects of the proposal, SNH are satisfied that the development goes some way to replicating the existing settlement pattern. However, details of the proposed planting should be submitted to and agreed by the Council prior to work commencing on site. It should be noted that the inclusion of a footpath along the front of the site was also discussed with SNH who highlighted that the Glasgow and Clyde Valley Landscape Assessment recommends that in this landscape type the incremental use of urban features such as concrete kerbing should be resisted.

Response:- Noted and accepted. Any consent granted would include the requested conditions.

- 4.7 **Scottish Water:** - have no objections to the proposal.

Response:- Noted and any consent granted will be conditioned to ensure that no dwellings are occupied until a satisfactory sewerage scheme is in place.

- 4.8 **SEPA:** - SEPA has no objection to the proposed development subject to conditions requiring the extension or replacement of the existing 300 dia drain outfall pipe to ensure a direct discharge of treated sewage effluent to the River Clyde and the applicant obtaining any necessary wayleave agreements to enable the works on the pipe to be carried out. A condition should also be included requiring the applicant to treat surface water from the site in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland. With regard to flooding issues SEPA is satisfied that the development is not at risk of inundation from the River Clyde. However, they would recommend that measures are taken to ensure that excess runoff from the adjacent hillside is adequately managed to ensure that the development is not affected by surface water flooding.

Furthermore, it should be demonstrated that these measures, along with the increased hardstanding area of the development itself, will not affect the risk of surface water flooding/ nuisance elsewhere.

Response: – Noted and any consent granted will be conditioned to ensure that no dwellings are occupied until satisfactory sewerage and drainage systems are in place. An advisory note would also be attached to any consent granted advising of the need to obtain any necessary wayleave agreements to enable the works on the pipe to be carried out.

- 4.9 **Scotland Gas Networks** - have no objections to the proposal, however, they have submitted details indicating the location of their apparatus in the area.

Response:- Noted and this information will be passed on to the applicant.

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised in the Hamilton Advertiser as Development Potentially Contrary to the Development Plan. Four letters of objection were received. The grounds of objection are summarised as follows:

- (a) **No acceptable indication has been given by the applicant as to the proposed means of disposal of sewage outfall from the development. There are concerns that effluent passing into the roadside drainage system will contaminate the roadside drains and that in turn will result in contamination of neighbouring properties as the drain currently leaks at various points.**

Response: The foul drainage from the site is to be treated by an on-site bio-disc treatment plant with the treated effluent being discharged to the River Clyde using an existing surface water drain. The outfall pipe which is located at the southern end of the site serves gullies on the existing road as well as conveying the field drainage from the site and is maintained by the the Council's Roads and Transportation Service. SEPA would not object to a discharge of fully treated sewage effluent to the River Clyde via this existing outfall pipe, however, the applicant would have to obtain any necessary wayleave agreements to facilitate this scheme. The pipe would have to be either extended or replaced to ensure a direct discharge to the River Clyde and these matters would have to be resolved to the satisfaction of all interested parties. Therefore, any consent granted would be conditioned to ensure that no dwellings are occupied until these works have been undertaken and an acceptable sewerage system is in place.

- (b) **There are concerns regarding the treatment of surface water from the site. Any development proposals should be carefully examined and monitored to ensure that no run-off from the development site finds its way into the watercourse as this would be extremely detrimental to the Brown Trout and Salmon stocks of the River Clyde.**

Response: Following extensive discussions with the Council's Roads and Transportation Service and SEPA in 2002/2003, it was agreed that surface water be dealt with by on-site infiltration and attenuation, as far as possible, with some surface water being taken to the existing pond on the site. SEPA

raised no objection to the proposal subject to a condition requiring the provision of a Sustainable Urban Drainage System within the site.

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 The determining issues that require to be addressed in respect of this application are compliance with national and local plan policy and the impact on surrounding development.
- 6.2 The application relates to the erection of seven detached dwellinghouses. In terms of national policy guidance, Scottish Planning Policies and Government Circulars recognise that the development of suitable sites within existing settlements in the Greenbelt can make a contribution to a particular housing requirement provided the proposal can be integrated with the settlement and surrounding countryside. It is also recognised that a particular policy in the local plan may be overtaken by events. In this instance, it is considered that the proposed development is of a high standard and can be successfully integrated with the settlement and surrounding countryside. I am, therefore, satisfied that the proposal meets the terms of national planning policy.
- 6.3 In terms of the adopted Hamilton District Local Plan the proposal can be assessed against Policies EN1a – Greenbelt, EN1b – Prime Agricultural Land, EN1c – Area of Great Landscape Value and DC1 – Development Control - General.
- 6.4 The application is located within an area designated as Greenbelt as defined by Policy EN1a. Within these areas there is a strong presumption against development unless it is shown to be necessary for the furtherance of agriculture, forestry or other uses appropriate to the Greenbelt and provided there are no significant adverse effects on sensitive landscape areas or agricultural operations. The Policy goes on to say that in the open country new houses will not normally be permitted.
- 6.5 The Greenbelt Policy clearly states that there should be a strong presumption against development and, therefore, the proposal is contrary to Local Plan policy. However, it is considered that there are material local planning considerations that exist which offer a justification for allowing a departure from the development plan. Outline planning permission was granted for residential development on the site in May 2001. In addition, the recent realignment of the A72 has resulted in the creation of what is in effect a cul-de-sac on Lanark Road which serves a limited number of houses. The settlement at Garrion Bridge has evolved over many years as a result of the development of houses in association with the nurseries which originally occupied land between Lanark Road and the River Clyde and a ribbon of development has been created on the eastern side of Lanark Road.
- 6.6 Furthermore, the appeal decision for land at 12/14 Lanark Road is of significance in that the Reporter recognised that the road improvements have created an anomaly in terms of the Greenbelt boundary which can no longer be considered sustainable. I therefore, consider that the sensitive development of the site would integrate the land with the adjacent built environment without any adverse impact on the Greenbelt.
- 6.7 Policy EN1b states that the Council will resist proposals which result in the loss of prime agricultural land. Whilst the site is covered by this policy the land involved is actually utilised as garden ground for the existing dwelling on Lanark Road, therefore, I am satisfied that the proposal is not contrary to the terms of this Policy. The site is also located in an area designated as an Area of Great Landscape Value

and as the dwellings have been designed in a sensitive manner I am satisfied that the proposal also meets the terms of this Policy.

- 6.8 In terms of the detail of the proposal Policy DC1 states that all planning applications should take fully into account the local context and built form – i.e. development should not take place in isolation and must take cognizance of scale, position and materials of adjacent buildings and surrounding streetscape. Proposals should also aim for the best possible quality of external materials. In particular, type of material chosen, colour and texture are crucial when choosing external finishes especially for brick, stone and roofing. I am satisfied that the proposed development has been designed in a sensitive manner, that it is of a high quality design incorporating a suitably high standard of materials and that it will be in keeping with the character of existing residential development in the surrounding area. I am also satisfied that the proposed layout is acceptable and that it meets the criteria set out in the Council's Residential Development Guide, particularly in relation to house to plot ratios and garden depths where the shortest rear garden in the development measures approximately 29 metres in depth. I am, therefore, satisfied that the proposal meets the terms of the above policy.
- 6.9 South Lanarkshire Planning Policies SLP1 – Greenbelt and SLP6 – Development Control are also relevant to the application. Policy SLP1 broadly reflects the detail the content of Policy EN1 in relation to acceptable uses within the Greenbelt. Policy SLP6 broadly reflects the requirements of Policy DC1. Again, I am satisfied that the proposal conforms with these policies.
- 6.10 The South Lanarkshire Local Plan (Finalised Plan) designates the site for residential use within a newly defined settlement boundary of Garrion Bridge. In terms of this Plan the application can be assessed against Policy STRAT 3 – Urban Settlements in The Green Belt which seeks to direct development to within these settlements whilst allowing the Green Belt to continue to function as an area for agriculture, forestry and other appropriate uses. The Finalised Plan also designates the site as a RES 2 Proposed Housing Site within which the Council will support development. The principle of residential development on the site is, therefore, considered to be acceptable and in accordance with the Plan. Policies RES 6 - Residential Land Use Policy, ENV 30 - New Housing Development Policy and DM 1 – Development Management Policy are also relevant to the proposal. Policy RES6 states that within areas identified for primarily residential use, the Council will oppose the loss of houses to other uses and resist any developments which will be detrimental to the amenity of these areas. In addition, any development proposed must satisfy the following criteria. The development must relate satisfactorily to adjacent and surrounding development in terms of scale, massing, materials and intensity of use. The character and amenity of the area must not be impaired by reason of traffic generation, parking or visual intrusion. Policies ENV 30 and DM 1 broadly reflect the terms of Policies DC1 and SLP6. Again, I am satisfied that the proposal complies with these policies.
- 6.11 Whilst the issues of drainage and sewerage have been raised as matters of concern amongst local residents SEPA and Scottish Water raised no objection to the proposal subject to conditions requiring the provision of satisfactory sewerage and drainage schemes within the site and appropriately worded conditions would be attached to any consent granted.
- 6.12 In summary, the proposal to develop the site for housing is contrary to the adopted Hamilton District Local Plan in that the site is identified as being located within the

Greenbelt. However, I am of the opinion that a departure from the development plan is justified in this instance for the following reasons:

- (a) Outline planning permission was granted for residential development on the site in May 2001.
- (b) The South Lanarkshire Local Plan (Finalised Plan) designates the site for residential use within the settlement boundary of Garrion Bridge.
- (c) The development of the land for housing would not have an adverse impact on the landscape character of the areas subject to sensitive design and boundary treatment
- (d) The development of the land for housing will integrate the site with the adjacent built environment at Garrion Bridge without any adverse impact.
- (e) The closure of the A72 at its junction with the A71 has resulted in the creation of a cul-de-sac, which together with the new bypass permanently alters the character of the area.
- (f) The proposal has been designed in a sensitive manner and raises no access or infrastructure implications.

6.13 Given the above I would recommend that detailed planning permission be granted. As the proposals are contrary to the development plan in a Greenbelt location, the application will require to be referred to the Scottish Ministers.

7 Reasons for Decision

7.1 For the reasons stated in Paragraph 6.12 above.

Iain Urquhart
Executive Director (Enterprise Resources)

13 March 2007

Previous References

- ◆ HM/99/0455
- ◆ HM/01/0277
- ◆ HM/01/0466
- ◆ HM/03/0498
- ◆ HM/04/0444
- ◆ HM/04/0597
- ◆ Scottish Planning Policy 1 (The Planning System)
- ◆ Scottish Planning Policy 3 (Planning for Housing)
- ◆ Circular 24/1985 Development in the Countryside and Greenbelts

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - TRANSCO (Plant Location) 01/02/2007
 - Roads and Transportation Services (Hamilton Area) 09/02/2007
 - S.E.P.A. (West Region) (Flooding) 21/02/2007
- ▶ , Representations
 - Representation from : Arthur Harvey, 8 Lanark Road, Garrion Bridge, By Larkhall, ML9 2UB, DATED 12/02/2007
 - Representation from : United Clyde Angling Protective Assoc Ltd, J Quigley (Secretary), 39 Hillfoot Avenue, Branchalwood, Wishaw, ML2 8TR, DATED 30/01/2007
 - Representation from : Wrights Solicitors & Estate Agents, 70 Brandon Parade East, Motherwell, ML1 1LY, DATED 22/02/2007
 - Representation from : Scottish Natural Heritage, 30 Hope Street, LANARK, ML11 7NE, DATED 16/02/2007

Contact for Further Information

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

Jim Blake, Planning Officer, Brandon Gate, Hamilton
 Ext 3508 (Tel :01698 453508)
 E-mail: Enterprise.hamilton@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 before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 5 That before the dwellinghouses hereby approved are completed or occupied, 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.
- 6 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.
- 7 That notwithstanding the terms of Condition 7 above the existing outfall pipe located at the southern end of the site shall be extended or replaced to the full satisfaction of the Council as Planning Authority.
- 8 That no development shall commence until, a detailed specification for the extension or replacement of the existing outfall pipe located at the southern end of the site has been submitted to and approved by the Council as Planning Authority in consultation with SEPA and Scottish Water.
- 9 That no development shall commence until the applicant has confirmed in writing to the Council that the detailed specification required under the terms of Condition 8 above can be implemented to the Council's satisfaction.
- 10 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and requirements.
- 11 That no development shall commence until details are submitted to and approved

by the Council demonstrating the measures to be taken to ensure that excess runoff from the adjacent hillside is adequately managed and will not affect the risk of surface water flooding/nuisance elsewhere.

- 12 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 13 That before the development starts, a report from a professionally qualified source detailing the nature, concentration and distribution of any contaminants found within the application site, 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, in order 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.
- 14 That before development starts, full details of the measures to be employed on site to ensure that dust arising from the site does not give rise to nuisance conditions shall be submitted to and approved by the Council as Planning Authority.
- 15 That the use of the garages hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in or from the garages.
- 16 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, a change of use of any garage (whether integral or detached) to living accommodation associated with the dwellinghouse on the plot shall be subject to a further planning application to the Council as Planning Authority.
- 17 That the recommendations included in the Badger and Bat Survey February 2007 compiled by JDC Ecology Ltd shall be adhered to prior to and during construction works.
- 18 That before development starts, a method statement for the demolition of the existing buildings on the site shall be submitted to and approved by the Council as Planning Authority and thereafter the recommendations of the statement shall be adhered to throughout the period of demolition.

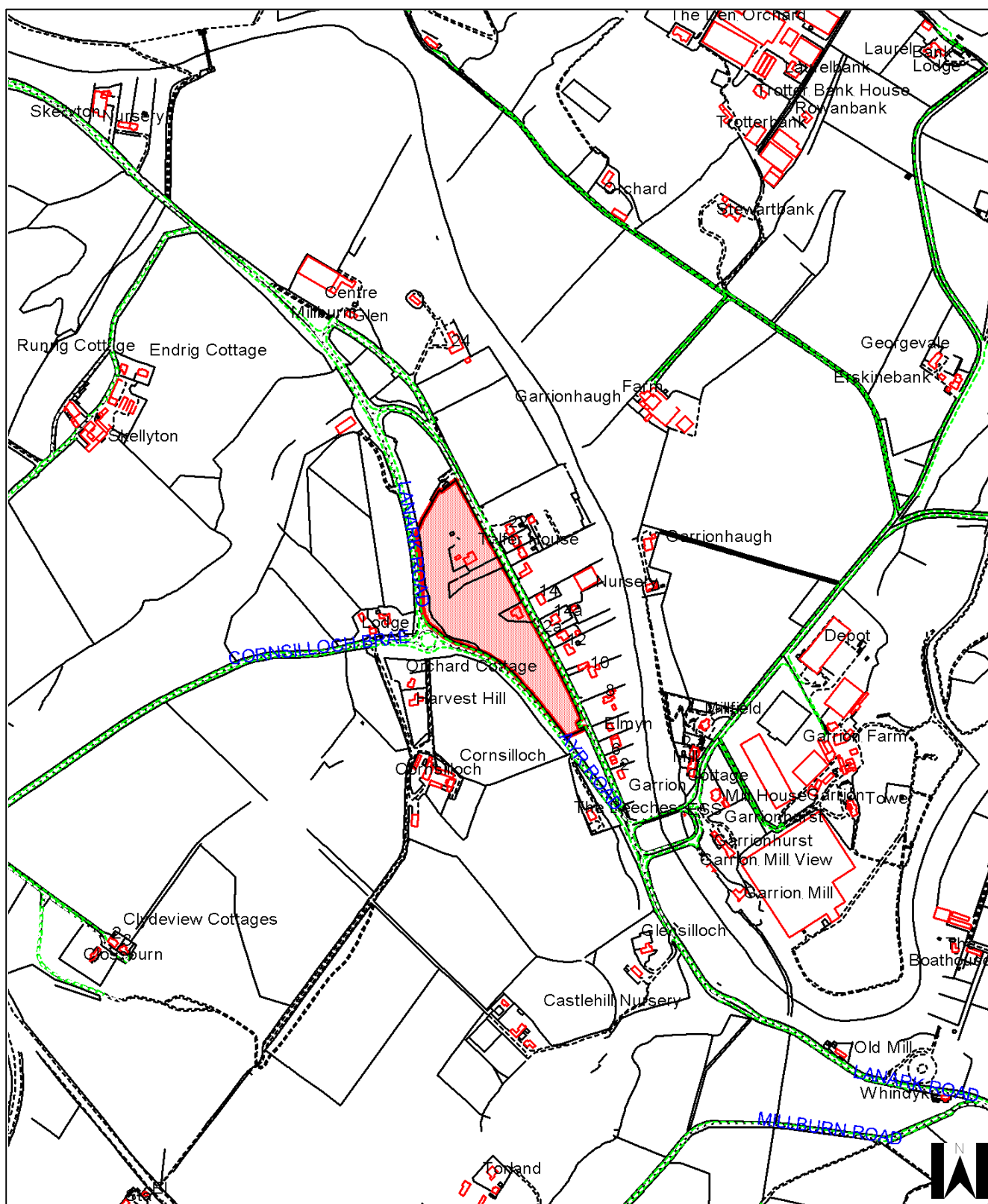
REASONS

- 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 In the interests of amenity and in order to retain effective planning control.
- 4 These details have not been submitted or approved.
- 5 To ensure the provision of adequate parking facilities within the site.
- 6 To ensure the provision of a satisfactory sewerage system.

- 7 To ensure a direct discharge to the River Clyde.
- 8 To ensure a direct discharge to the River Clyde.
- 9 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.
- 10 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.
- 11 In order to retain effective planning control.
- 12 In order to retain effective planning control.
- 13 To ensure the site is free from contamination
- 14 In the interests of amenity.
- 15 To retain effective planning control and safeguard the amenity of the area.
- 16 In order to retain effective planning control.
- 17 In order to ensure that European Protected Species are protected.
- 18 In order to ensure that European Protected Species are protected.

For information only

For information only



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