

Report to:	Planning Committee
Date of Meeting:	3 November 2009
Report by:	Executive Director (Enterprise Resources)

Application No	CL/09/0272
Planning Proposal:	Erection of Bio-gas Production Facility together with Associated Buildings, Plant and Infrastructure

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Pro-Active Energy
- Location : M74 Central
Coalburn
ML11 0NJ

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 attached)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: G D Lodge Architects
- ◆ Council Area/Ward: 04 Clydesdale South
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted)**
 - Policy STRAT5: Rural Investment Area
 - Policy ECON5: Proposed Industrial Sites
 - Policy ENV11: Design Quality
 - Policy ENV18: Waste Management
 - Policy ENV30: New Development Design
 - Policy ENV39: Waste Management Site Assessment
 - Policy DM1: Development Management

- ◆ Representation(s):
 - ▶ 1 Objection Letter
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters

◆ Consultation(s):

Environmental Services

Scottish Water

Roads and Transportation Services (South Division)

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

Transport Scotland

Planning Application Report

1 Application Site

- 1.1 The rectangular shaped application site which extends to 14 hectares is located immediately adjacent to the M74, some 3 miles south-east of Lesmahagow. An existing animal feed facility is located 500 metres to the south of the site. The application site slopes westward, away from the motorway, and currently comprises of rough grassland with no notable trees to provide screening. The site is open to view from the B7078 (the old A74), and when travelling along the motorway, glimpses can be achieved down into the site. The nearest residential property, the Star Inn, is 200 metres to the north.
- 1.2 The site forms part of a larger, 37 hectare development site which was granted consent in 2008 for the erection of 14 industrial units for Class 5 (general Industry) and Class 6 (Storage and Distribution) uses, with associated office space, car parking, landscaping and infrastructure. This application forms the first phase of works at M74 Central, with subsequent phases developing eight industrial units positioned between this site and the Harbro works.

2 Proposal(s)

- 2.1 Detailed planning permission is sought for the erection of a Bio-Gas production facility with associated buildings, plant, infrastructure and landscaping. The bio-gas plant will use a biological process called anaerobic digestion to convert a feedstock of bio-degradable waste into a gas (referred to as biogas) with a high methane content. This will then be used to fuel internal combustion engines to generate electricity to serve the remainder of the adjoining site and export to the grid. It is anticipated that the renewable energy produced will generate 5MW annually. If for any reason the heat engines are unable to use all of the gas produced, there will be an onsite flare.
- 2.2 The volume of bio degradable material required by the plant to run at full capacity is 135,000 tonnes per annum. The type of material being brought, by road in closed containers, to the plant will consist of industrial food processing material such as dairy waste and supermarket food waste, some root crops, potato tops or recycled digestate. (Much of this material would otherwise be sent to landfill sites.) As this material is digested, gas is produced and this will be piped off to the generators. Once the material is digested it will go through a drying process and be pelleted to produce a bio fertilizer which can be purchased to spread on agricultural or horticultural land.
- 2.3 The site will accommodate a maximum of 10 large sealed tanks, the highest of which would be nearly 7 metres high and 31 metres in diameter, and two buildings. The main building will be a steel portal building, clad in metal sheeting and will extend to 8750 square metres and be 12 metres high at its tallest point. It will accommodate the processes involved in unpacking the delivered waste and directing it to the appropriate tanks for digestion, as well as the offices and toilet facilities for the staff members. It should be noted that the majority of the handling and sorting will be automated, and that all deliveries will be made undercover and into enclosed receptacles, all within the confines of the building. A smaller building, of a similar design will be located 125 metres to the north, and this will be used for drying and storing the digestate left in the tanks once the bio-gas has been produced. Also on site will be a gatehouse and weighbridge. The site will be enclosed by a chain link

fence, and landscape planting formed to act as a visual buffer, particularly on the motorway side of the site.

- 2.4 The deliveries of the waste products will be strictly controlled, as each lorry will be pre booked to ensure that the correct amount of a material is delivered to achieve the optimum mixture for digestion in each tank. The transfer of waste material will occur undercover and the tanks will be covered which will minimise leakages and odours. The total number of regular employees on site for each shift will be 10, although it is anticipated that occasionally there will be maintenance staff visiting, as would representatives from SEPA and Environmental Services to monitor the processes and other operations on site.

3 Background

3.1 Local Plan Status

- 3.1.1 The adopted South Lanarkshire Local Plan identifies the application site and land around it as an Industrial Development Opportunity in the Rural Investment Area, where Policy ECON5; Proposed Industrial Site is applicable. This advises that the Council will support development of the site from industry and business. The design of the development itself requires to be assessed against Policies ENV11: Design Quality, ENV30: New Development Design, and DM1: Development Management all of which require the application of sustainable principles, that cognizance be taken of the built and natural environment and that buildings be appropriate in terms of design and materials. Compatibility with good forms of nearby existing development, and ensuring a positive contribution to the landscape in the vicinity are important factors in the Council's requirement for a high standard of design.

- 3.1.2 Given that the proposed operation involves the use of bio-degradable waste Policies ENV18: Waste Management and ENV39: Waste Management Site Assessment are also of relevance. Policy ENV18 requires that when considering applications for waste management facilities or the disposal of waste, the Council will have regard to government guidance, the National Waste Strategy, National Waste Plan and the Glasgow and Clyde Valley Area Waste Plan. Existing and new management facilities for the treatment and disposal of municipal and commercial waste, including waste transfer stations and recycling centres, shall be safeguarded for waste management use. Policy ENV39 specifies the criteria against which proposals should be assessed. These include the need for the facility, the relation to the main sources of waste, impact on agricultural land, landscape, the natural environment, impact in terms of local environmental effects (including noise, dust, vibration, odour, etc) and hours of operation.

3.2 Relevant Government Advice/Policy

- 3.2.1 Within SPP6: Renewable Energy the Scottish Government advise that "Hydro and onshore wind power are currently making the most significant contribution to renewable energy but other technologies may have the potential to contribute more significantly to the overall generation mix in the longer term. This will include energy from waste." More detailed advice is contained within PAN45: Renewable Energy Technologies with specific reference being made to processes which utilise anaerobic digestion. The PAN advises that "a power plant using waste as fuel is an industrial development that may well be sited in a rural area. This can bring the advantage to the community of secure, skilled jobs in what are often economically depressed areas. Many plants will be small and may be easily incorporated into existing agricultural buildings."

- 3.2.2 In terms of the waste management Policy SPP10: Planning for Waste Management states that land use planning has an important role to play in achieving sustainable

waste management. It also states that the continued provision of facilities that allow for sorting and transfer of materials will reduce the need for land filling of such waste.

3.2.3 Planning Advice Note 63 (PAN 63) Waste Management Planning provides planning advice on the approach to dealing with waste management infrastructure proposals. The National Waste Plan 2003 – The National Waste Strategy for Scotland sets out a framework for sustainable waste management, including a commitment to transform Scotland's record on waste reduction, recycling, composting and recovery.

3.2.4 The Glasgow and Clyde Valley Area Waste Plan 2003 recognises that to achieve recycling targets, suitably located facilities will be required in the Glasgow and Clyde Valley Area.

3.3 **Planning History**

3.3.1 Outline planning consent (CL/02/0693) was granted in November 2003 for the development of the site and adjoining land for general industrial (Class 5) and storage/distribution purposes (Class 6). Detailed planning permission was subsequently granted for the erection of a processing and distribution depot on land to the south of this site (CL/03/0158 and CL/04/0144), and this has now been erected and is operational. A reserved matters application (CL/04/0873) was granted in 2005 for the remainder of the undeveloped land, and this consisted of the formation of accesses and structural landscaping. A further reserved matters application (CL/08/0022) was granted consent in February 2009 for the erection of 14 industrial units with ancillary office space (Class 5 general industry and Class 6 storage or distribution) with associated car parking and infrastructure.

3.2.2 The development is of a type listed in Schedule 2 of the Environmental Impact Assessment (Scotland) Regulations 1999, falling within Category 11: Other Projects – Installations for the disposal of waste (unless included in Schedule 1). Prior to the submission of the planning application a screening option was therefore requested under regulation 5(1). This concluded that given the scale, nature and location of the development no Environmental Impact Assessment was required as it was considered that the proposal was unlikely to have significant environmental effects.

4 **Consultation(s)**

4.1 **Roads and Transportation Services** – the Divisional Engineer notes that the application site will be accessed from a new access road from the B7078, and this is the subject of a separate Road Construction Consent application. Roads and Transportation Services have no objections to the application as sufficient parking for staff is provided, and the deliveries to the plant by HGVs or tankers will not cause any congestion in or around the site. However a drainage system should be provided and maintained by the applicant which would prevent any water from the site flowing onto the public road.

Response: Noted. I propose to attach conditions to any consent granted regarding the submission of further details of a SUDS scheme.

4.2 **Environmental Services** – have no objection to the proposal subject to a number of conditions requiring the submission of further information on noise emitted from the premises, and the storage of waste arising from the commercial activities. In addition the applicant will require to give details of schemes to control and minimise the emission of pollutants

Response: Noted. I propose to attach a number of conditions as suggested by Environmental Services to address the potential for noise nuisance for nearby properties, waste storage and emissions. It should be noted that the process will

required to be licensed by SEPA and will be subject to vigorous monitoring by them and Environmental Health.

- 4.3 **SEPA** – have no objections to the proposal subject to a number of conditions. These relate to:

- a) the physical design of the plant to ensure that it is capable of exporting electricity to other users in the vicinity of the site and to the national grid;
- b) the submission of a site waste management plan, before any work commences on site; and
- c) that surface water be treated in accordance with the principles of Sustainable Urban Drainage Systems.

The applicant will require to apply for a permit under the Pollution Prevention and Control (PPC) Regulations, and discussions have already been initiated by the applicant. The PPC regulations are concerned amongst other things with preventing or minimizing emissions to air, water and soil, as well as waste from industrial and agricultural installations.

Response: Noted. I proposed to attach conditions regarding the SUDS scheme (see 4.1 above), the submission of a site waste management plan and the design of the plant to enable the export of electricity to other users. It should be noted that the applicant has secured permissions from Scottish Power for a connection into the National Grid.

- 4.4 **Scottish Water** – have no objection to the proposal though they have advised that the developer is required to carry out works on the local network to ensure that there is no loss of service to existing customers. Scottish Water also advises that if there were to be discharges of trade effluent to the public sewer, these would be the subject of specific controls.

Response: Noted. The applicant has been advised of the position with the water network. There will be no connection to the public sewer, as foul drainage from the office will be treated by a septic tank and the surface water dealt with by a SUDS. Any leakage from the deliveries or digestion processes will be contained and treated within the site via filtration systems.

- 4.5 **Transport Scotland** – have no objection to the proposal subject to a number of conditions relating to lighting within the site, the erection of barrier along the boundary to the M74 and further information relating to the ground works in the vicinity of the motorway embankment.

Response: Noted. I propose to attach appropriate conditions to the grant of any planning consent to address these issues.

5 Representation(s)

- 5.1 Statutory neighbouring notification was undertaken in respect of the proposals and the application advertised in the local press as a Bad Neighbour Development. One letter of representation was received and is summarised below.

a) **Scottish Power Distribution have underground cables within the vicinity of the proposed development, and at the time of responding Scottish Power had no indication how the apparatus would be affected. There is also an overhead transmission line that requires statutory safety clearance zones to be maintained.**

Response: the applicant is aware of Scottish Power's equipment and has been actively working with them in the design and siting of the proposal, as well as the

connection to the National Grid. Scottish Power Distribution formally confirmed in August that they are satisfied that their requirements in relation to existing apparatus can be met.

6 Assessment and Conclusions

- 6.1 The determining issues that require to be addressed in respect of this application are compliance with the planning policy in the adopted local plan, the impact on the visual and residential amenity of the area and the infrastructure implications of the proposal.
- 6.2 In terms of compliance with the policies of the adopted South Lanarkshire Local Plan, the application site is identified as an Industrial Development Opportunity within the Rural Investment Area, where policies STRAT 5: Rural Investment Area and ECON 5: Proposed Industrial Sites apply. These policies recognize the special needs of those rural communities which are less accessible to employment and services. Action is required within these areas to promote more sustainable communities and encourage economic regeneration. Within this strategy the Council produces an annual Industrial Land Audit which includes sites for industrial development and identified on the proposals map through Policy ECON5. The principle of extensive business and industrial development here has already been established by the local plan and the previous consents, the most recent of which was planning application ref CL/08/0022. This current application relates to changes to the approved layout initially proposed and the introduction of an energy generating plant. I am satisfied that this form of development proposed is in keeping with established policy for the site and the previous approvals on the site. Within this context and assessing current scheme, I do not consider that the proposal will compromise the development of the remainder of the site.
- 6.3 With regard to the Waste Management Policies, Government policy and guidance, and those of the Glasgow and Clyde Valley Area Waste Plan, all encourage measures to be taken to secure increased recycling and reuse of waste resulting in a reduction of waste returned to landfill. The proposal is consistent with these aims as it will use waste to generate energy. Other benefits of the project include reducing greenhouse gas emissions and helping to establish new technologies in Scotland. The developer is also investigating the possibility of utilising the excess heat produced from the generators to provide heat to nearby businesses. The proposed use is considered appropriate for this site and it may well be compatible with other businesses locating in the vicinity, through the transmission of excess power and heat. The majority of the processes involved in the conversion of the foodstock will be automated, whilst its delivery and sorting within the main building, will minimise the potential for odours or spillages. The proposal does not conflict with Policies ENV18 and ENV39 of the adopted South Lanarkshire Local Plan. The development has been assessed in terms of Schedule 2 of the Environmental Impact Assessment (Scotland) Regulations 1999 and it is the Council's opinion that no Environmental Impact Assessment was required as it was considered that the proposal was unlikely to have significant environmental effects.
- 6.4 The application also requires to be assessed against Policy ENV30: New Development Design and Policy DM1: Development Management. In terms of design of the bio-gas plant, the two buildings will utilise the same style of modular pre-fabricated buildings as were granted consent under the previous application (CL/08/0022), whilst the various tanks will be covered metal tanks, similar to those

used to store slurry on farms. Landscaping will be utilised around the site boundaries to soften the visual impact of the development and also to screen it from the motorway. The development also addresses the criteria set out in Policy DM1 in terms of suitable access and parking, appropriate infrastructure to serve the development and minimise the impact on the environment.

- 6.5 The applicant has submitted supporting information which details the processes involved in the Anaerobic Digestion and how the energy and other products generated can be utilised in the vicinity or put into the National Grid. Having considered this within the context of the national waste management strategies and against the policies of the South Lanarkshire Local Plan, I consider that the proposal is compatible with the consented uses of the larger M74 Central development. I am also satisfied that the use of appropriate planning conditions, in conjunction with Environmental Services and SEPA's regulations, will mean that there will not be a detrimental impact on the local area or environment. I therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 It is considered that the proposal, complies with Policies STRAT5, ECON5, ENV11, ENV18, ENV30, ENV39 and DM1 of the adopted South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

26 October 2009

Previous References

- ◆ CL/02/0693, CL/03/0158, CL/04/0144, CL/04/0873, CL/08/0022

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - Scottish Water 13/08/2009
 - Environmental Services 27/07/2009
 - Transport Scotland 21/07/2009
 - Roads and Transportation Services (South Division) 06/08/2009
 - SEPA 13/10/2009

- ▶ Representations
 - Scottish Power, St Vincent Crescent, Glasgow, G3 8LT 16/07/2009

Contact for Further Information

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

Ailsa Graham, Planning Officer, South Vennel, Lanark ML11 7JT

Ext 3190 (Tel :01555 673190)

E-mail: Enterprise.lanark@southlanarkshire.gov.uk

CONDITIONS

- 1 The development hereby permitted shall be started within three years of the date of this permission.
- 2 This decision relates to drawing numbers:
Location plan 001 (22.06.09)
Indicative phasing 002(16.06.09)
Block plan 003(17.06.09)
Site plan 005 (23.06.09)
Technical Building proposed elevations 101 (June 09)
Technical Building proposed sections 102 (17.06.09)
Technical Building proposed floor plan 100 (June 09)
Bulk Storage unit, plans, sections, elevations 200 (22.06.09)
Proposed drainage layout (Sheet 1 of 2) G7489/C/021Rev A (16.06.09)
- 3 That notwithstanding the provisions of the Town and Country Planning (Control of Advertisements)(Scotland) Regulations 1984, no fascia signs, adverts or projecting signs shall be erected on the premises without the prior written consent of the Council as Planning Authority.
- 4 That before any work commences on the site a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 5 That the landscaping scheme relating to the development hereby approved shall be carried out simultaneously with the development, or each phase thereof, and shall be completed and thereafter maintained and replaced where necessary to the satisfaction of the Council as Planning Authority.
- 6 That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 4 above shall be submitted to and approved by the Council as Planning Authority. Thereafter, the landscaping shall be maintained in accordance with the approved management schedule to the satisfaction of the Council.
- 7 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.
- 8 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.

- 9 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 10 Development shall not commence until an assessment of the potential for the proposed use to cause noise nuisance including, if applicable, noise produced by the ventilation equipment, to occupants of properties in the vicinity of the site, has been submitted to the Council as Planning Authority. Where potential noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Council as Planning Authority. The approved scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
Such an assessment and the recommendation of any attenuation measures shall be carried out by a suitably qualified person.
- 11 Between the hours of 0800 and 2000 the measured noise level emitted from the premises (LAeq (1hour)) shall not exceed the pre-existing background noise level (LA90(1/2hour)) by more than 4dB (A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.
Between the hours of 2000 and 0800 the noise emitted from the premises (LAeq (5mins)) shall not exceed the pre-existing background noise level (L A90 (1/2hour)) by more than 4dB(A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.
- 12 Prior to the development being brought into use, details of the storage of waste arising from the commercial activity shall be submitted to and approved in writing by the Council as Planning Authority. The agreed details shall be in place prior to the development being brought into use.
- 13 Prior to development commencing on site, a scheme to control and minimise the emission of pollutants from and attributable to the development, shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall set out measures which will be implemented to ensure that the emission of pollutants shall meet the requirements of the Air Quality (Scotland) Regulations 2000 and Air Quality (Amendment) Regulations 2002. The approved scheme shall thereafter be implemented prior to the development being brought into use and shall thereafter be implemented in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
- 14 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.
- 15 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.
- 16 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the plans submitted to and approved by the Council as Planning Authority under the terms of Condition 15 above.
- 17 That notwithstanding the generalities of Condition 16 above and before

development starts, details of a surface water drainage system, incorporating Sustainable Urban Drainage System proposals, shall be submitted and approved by the Council as Planning Authority.

- 18 That the surface water drainage system, approved under the terms of condition 17 above, shall be implemented simultaneously with the development hereby approved, and completed before any part of the development becomes operational, all to the satisfaction of the Council as Planning Authority and SEPA.
- 19 That prior to the commencement of development on site, details of the provision of flood prevention works, together with subsequent management and maintenance arrangements shall be submitted to and approved by the Council as Planning Authority. The works will require to comply with the Council's Sustainable Drainage Design Criteria and requirements.
- 20 That the development shall not be occupied until the flood prevention measures required under Condition 19 above have been completed in accordance with the approved scheme.
- 21 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.
- 22 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 21 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 23 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.
- 24 That before any works start on site, details of the lighting proposed within the site shall be submitted for the approval of the Council as Planning Authority, after consultation with Transport Scotland as Trunks Road Authority.
- 25 A barrier of a type approved by the Council as Planning Authority, after consultation with Transport Scotland as Trunks Roads Authority, shall be provided and maintained, outwith the existing motorway fenceline, by the developer or subsequent owner of the land along the boundary of the site with the M74
- 26 There shall be no means of direct pedestrian or vehicular access to the M74.
- 27 That notwithstanding Condition 4 above, adequate screening shall be provided between the M74 and the development to the satisfaction of the Planning Authority, after consultation with Transport Scotland as Trunks Roads Authority.
- 28 That before any works start on site, details relating to slope stability for excavations associated with the works and details of alterations/diversion to existing drainage watercourses shall be submitted for the approval of the Council as Planning Authority, after consultation with Transport Scotland as Trunk Roads Authority.
- 29 That the development hereby approved shall be designed and constructed to enable the export of electricity from the site.

- 30 Prior to the commencement of any work on this site, a Site Waste Plan for the development shall be submitted for approval of the Council as Planning Authority, and thereafter implemented as approved.
- 31 That before the development hereby approved is completed or brought into use, details of the two priority junctions with right hand storage and appropriate direction signs on the B7078 shall be submitted for the approval of the Council as Planning Authority. The approved scheme shall be completed and fully operational before the occupation of the development.
- 32 That the development hereby approved shall not be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 33 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.
- 34 That prior to the occupation of the development hereby approved, a Travel Plan framework shall be submitted to the Council as Roads Authority for approval. Thereafter the Travel Plan shall be implemented to the satisfaction of the Council.
- 35 That before the development hereby approved is completed or brought into use, a 2 metre wide footway shall be constructed along the frontage of the development site and connecting to the existing footway network in the area, to the specification of the Council as Roads and Planning Authority.
- 36 That before the development hereby approved is operational, two new bus lay-bys shall be formed on the B7078 along with two new bus stops and shelters, all at the developers expense, and all to the specification and satisfaction of the Council as Roads Authority.

REASONS

- 1 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 3 To safeguard the amenity of the area.
- 4 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 In the interests of amenity.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 In the interests of amenity and in order to retain effective planning control.
- 9 In the interests of amenity and in order to retain effective planning control.
- 10 To minimise noise disturbance to adjacent occupants.
- 11 To minimise noise disturbance to adjacent occupants.
- 12 To minimise nuisance, littering and pest problems to nearby occupants.
- 13 To minimise the risk of nuisance from pollutants to nearby occupants.
- 14 To minimise the risk of nuisance from dust to nearby occupants.
- 15 To ensure the provision of a satisfactory land drainage system.
- 16 To ensure the provision of a satisfactory land drainage system.

- 17 To ensure the provision of a satisfactory surface water drainage system.
- 18 To ensure the provision of a satisfactory surface water drainage system.
- 19 To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.
- 20 To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.
- 21 These details have not been submitted or approved.
- 22 In the interests of amenity and in order to retain effective planning control.
- 23 In order to retain effective planning control
- 24 To ensure that there will be no distraction or dazzle to drivers on the trunk road and that the safety of the traffic on the trunk road will not be diminished.
- 25 To minimise the risk of pedestrians and animals gaining uncontrolled access to the trunk road with the consequential risk of accidents.
- 26 To minimise the risk of pedestrians and animals gaining uncontrolled access to the trunk road with the consequential risk of accidents.
- 27 To ensure that there will be no distraction or dazzle to drivers on the trunk road and that the safety of the traffic on the trunk road will not be diminished.
- 28 To ensure that works associated with slope regrading and drainage diversion associated with the development of the site does not compromise drainage profiles of structural integrity of the Trunk Road and that the safety of the traffic on the trunk road is not to be diminished.
- 29 In order to retain effective planning control
- 30 To minimise nuisance, littering and pest problems within the site.
- 31 In the interest of public safety
- 32 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 33 To ensure the provision of adequate parking facilities within the site.
- 34 To encourage the use of car sharing and other modes of transport to the development.
- 35 In the interest of public safety
- 36 In the interests of public safety and to encourage the use of public transport.

For information only

For information only

