

Report

Report to:	Planning Committee
Date of Meeting:	5 September 2023
Report by:	Executive Director (Community and Enterprise Resources)

Reference no:	P/22/0205
Proposal:	Erection of residential development (81 dwellings) with associated roads, parking, amenity space and associated works
Site Address:	Land 115m south of 122 Goremire Road Goremire Road Carluke
Applicant:	JR Construction (Scotland) Ltd
Agent:	Iceni Projects
Ward:	01 Clydesdale West
Application Type:	Full Planning Permission
Advert Type:	Non-notification of neighbours and Development Contrary to the Development Plan: Lanark Gazette 02 March 2022
Development Plan Compliance:	Yes
Departures:	None
Recommendation:	Grant Subject to Conditions
Legal Agreement:	None required
Direction to Scottish Ministers	No

1. Reason for Report

- 1.1. The application is required to be determined by the Planning Committee under Clause 5.1 of the Decision-Making Process 2015: The Planning Committee deals with all national and major planning applications as set out in the planning legislation, including detailed planning applications for housing proposals comprising 50 or more units.

2. Site Description

- 2.1. The application site extends to 3.77 hectares and is located to the south of Carluke and fronts onto Goremore Road. To the east is a residential development, to the west, the site bounds onto greenspace and agricultural land, and to the south there is a SUDS pond serving the adjacent residential development, along with greenspace and agricultural land.
- 2.2. The majority of the site is located within the settlement boundary of Carluke, with a small peripheral area extending into designated Greenbelt.

3. Description of Proposed Development

- 3.1. Planning permission is sought for 81 homes comprising 49 two bedroom terraced houses, 19 three bedroom terraced houses, 12 two bedroom flats and one three bedroom end terrace bungalow. The development would be owned and managed by Link Housing Association.
- 3.2. There will be footpath links to Old Lanark Road along the western boundary whilst another path will connect through to the adjacent residential area to the east. Parking spaces will be finished in porous pavements to facilitate surface water drainage which will be carried in pipes to be treated by a filter tank trench and attenuation tank, before draining into the existing surface sewer along Goremore Road.

4. Relevant Planning History

- 4.1. A Proposal of Application Notice CL/15/X0173/NEW for a residential development was issued in February 2015 with no further consultation required. The Planning Committee approved the recommendation to grant permission for Planning Application CL/17/0325 for residential development (Planning Permission in Principle) in September 2019 subject to the conclusion of a section 75 agreement to secure financial contributions towards affordable housing, education and community facilities. To date the conclusion of the section 75 agreement remains outstanding.
- 4.2. A Proposal of Application Notice P/21/006/PAN for a residential development (Community Growth Area) including affordable housing was submitted in February 2022 along with appropriate local consultation, prior to the submission of the current application.

5. Supporting Information

- 5.1. The following information was submitted by the agent in support of the application:-
 - ◆ Design and Access Statement
 - ◆ Drainage Impact Assessment
 - ◆ Extended Phase 1 Habitat Survey
 - ◆ Pre-application Consultation Report Ground Investigation Report
 - ◆ Shadow Analysis
 - ◆ Assessment of Landscape Proposals
 - ◆ Transport Assessment (Updated July 2023)
 - ◆ Arboriculture Report

6. Consultations

- 6.1. Environmental Services – no objections, subject to conditions and advisory notes in respect of construction noise, pest control, piling, dust mitigation, nuisance, and contamination remediation strategy and implementation.
Response - Noted.
- 6.2. Roads Flood Risk Management – no objection subject to the attachment of conditions in respect of Flood Risk Assessment, sustainable drainage design details and completion of SUDs appendices.
Response - Noted.
- 6.3. Roads and Transportation Services – no objection to the proposal subject to conditions since adequate access and parking are proposed. The proposed conditions relate to access, parking and submission of a construction management plan.
Response – Noted.
- 6.4. The Coal Authority - records indicate that the site is underlain by former mine workings, however, none relate to the extraction of coal. Accordingly, in this instance, it is beyond the remit of the Coal Authority to have any responsibility for considering these features. The Coal Authority therefore has no comments to make on the proposal.
Response - A comprehensive and detailed Ground Investigation Report has been submitted with recommendations for addressing land stability, removing toxic elements, and safeguarding the public from potential contact with contaminants and gas emissions. If permission is granted, conditions will be attached requiring the approval and implementation of a remediation strategy.
- 6.5. Scottish Water - there is sufficient capacity in Camps Water Treatment Works and Maudslie Waste Water Treatment works for a foul only connection. Scottish Water indicate that the development may impact upon a trunk mains in the proximity of the development. The developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request.
Response - Noted.

7. Representations

- 7.1. Following the statutory period of neighbour notification and advertisement for non notification of neighbours and Development Contrary to the Local Plan in the local press, a total of 12 objections and one representation have been received. The issues raised are summarised as follows:-

Objections:-

Amenity

- ◆ Impact upon privacy
- ◆ Terraced housing out of keeping with detached housing along Goremore Road
- ◆ Loss of open space
- ◆ Overshadowing/loss of light
- ◆ Design and layout of development including the additional roads and parking provision

Land Use Concerns

- ◆ The proposed site lies outwith the 20 minute neighbourhood of Carluke town centre

Impact on Natural and Historic Environment

- ◆ Destroys habitat including trees and does not enhance green network
- ◆ Contrary to biodiversity aims
- ◆ Impact upon wild birds and mammals

Roads Related Matters

- ◆ Impact upon road safety as a result of additional traffic
- ◆ Pedestrian access routes are not safe and inclusive
- ◆ Lack of footway over the full length of the Goremore Road frontage

Other Matters Raised

- ◆ Impact upon school capacity
- ◆ NHS is already overstretched
- ◆ Mineshafts have not been identified
- ◆ Ground being excavated may result in flooding/standing water if the development is at a different height

7.2. Other non-material planning comments were included in representations. These points relate to:-

- ◆ Disruption during construction
- ◆ Too many houses being built in a short space of time

7.3. The above issues are considered in the assessment below. These letters are available for inspection on the planning portal.

8. Development Plan

8.1. Under 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.

8.2. National Planning Framework 4

National Planning Framework 4 (NPF4) is the national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments, and national planning policy. NPF4 supports the planning and delivery of sustainable places, liveable places, and productive places.

National Planning Framework 4 Policies

- ◆ Policy 1 - Tackling the Climate and Nature Crises
- ◆ Policy 2 - Climate Mitigation and Adaptation
- ◆ Policy 3 - Biodiversity
- ◆ Policy 8 - Green Belts
- ◆ Policy 9 - Brownfield, vacant and derelict land
- ◆ Policy 14 - Design, quality, and place
- ◆ Policy 15 - Local Living and 20 minute neighbourhoods
- ◆ Policy 16 - Quality Homes

8.3. South Lanarkshire Local Development Plan 2 (2021)

The South Lanarkshire Local Development Plan 2 (SLLDP2) was formally adopted on 9 April 2021. For the purposes of determining planning applications the Council will, therefore, assess proposals against the policies contained within the adopted SLLDP2.

- 8.4. In this regard the application site and associated proposals are affected by the following policies contained in the SLLDP2:-

SLLDP2 Volume 1 Policies

- ◆ Policy 1 - Spatial Strategy
- ◆ Policy 2 - Climate Change
- ◆ Policy 3 - General Urban Areas and Settlements
- ◆ Policy 4 - Green Belt and Rural Area
- ◆ Policy 5 - Development Management and Placemaking
- ◆ Policy 11 - Housing
- ◆ Policy 13 - Green Network and Greenspace

SLLDP2 Volume 2 Policies

- ◆ Policy DM1 - New Development Design

9. Guidance

- 9.1. None applicable.

10. Assessment and Discussion

10.1. Introduction

The determining issues in the consideration of this application are its compliance with the National Planning Framework 4 (NPF4) and adopted South Lanarkshire Local Development Plan 2 (SLLDP2).

10.2. Principle of Development

The majority of the site falls within the settlement boundary of Carluke and forms part of the Carluke Community Growth Area. However, a small area in the northwest corner of the application site is located within the designated green belt but will remain undeveloped.

- 10.3. This will provide a strong landscape buffer along the eastern edge, whilst Goremore Road and existing dwellings to the north will provide the necessary defensible boundary. Therefore, the proposal complies with Policies NPF4 8 – Green Belts and SLLDP2 4 – Green Belt and Rural Area.

- 10.4. Policy 1 Spatial Strategy of SLLDP2 encourages sustainable economic growth and regeneration, a move to a low carbon economy, protection of the natural and historic environment and mitigation against the impact of climate change. To achieve this the spatial strategy will direct larger developments to sustainable urban locations such as Carluke and Lanark, support the development of the Community Growth Areas and redevelopment of appropriate brownfield sites. Appendix 3 lists the Community Growth Areas which includes Carluke and sets down specific requirements to be addressed for the development of the identified site. This includes the definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development. There is also a requirement for the provision of housing types which accord with local development plan (LDP) policies including affordable housing.

- 10.5. The application site is identified as a Community Growth Area within the settlement boundary of Carluke in the LDP. The proposal will contribute towards the housing supply and help meet demand for affordable housing.

- 10.6. Under Policy 11 - Housing, the application site is identified as part of the housing land supply in the LDP and is included within the settlement boundary of Carluke. Policy 3 – General Urban Areas and Settlements advises that residential developments on appropriate sites will generally be acceptable. The residential development of the site positively contributes towards the Council's requirement to maintain a five year effective supply of housing land provision. Policy 11 encourages a range of house size and types to give greater choice in meeting the needs of the local community whilst recognising demands of the wider housing market area. In that respect, the proposal includes a range of two and three bedroom residential units, with terraced and flatted housing and one bungalow. The proposal satisfactorily complies with the aims of Policy 3 – General Urban Areas and Settlements and Policy 11 - Housing of the LDP and therefore the principle of the proposed development is acceptable.
- 10.7. NPF4 Policy 16 – Quality Homes seeks to encourage, promote and facilitate the delivery of high quality homes, in the right locations. Development proposals for new homes on land allocated for housing in LDPs will be supported. The application site forms part of allocated housing land, identified in the adopted Local Plan and, therefore, the proposal complies with Policy 16 of NPF4.
- 10.8. Policy 9 Brownfield, vacant and derelict land supports the reuse of brownfield land. The proposed development will result in the sustainable reuse of brownfield land which formerly operated as a mine. A comprehensive Ground Investigation Report has been submitted containing survey results, assessments, and recommendations for foundations, gas emissions, contamination, and mine entries. As a precaution, Environmental Services in their consultation response recommended conditions requiring the submission and implementation of a remediation strategy. In consideration, the proposal complies with Policy 9.
- 10.9. Climate Change
NPF4 Policy 1 requires that when considering all development proposals, significant weight will be given to the global climate and nature crises. NPF4 Policy 2 Climate Change and Mitigation expands on this, requiring all new developments to be sited and designed (1) to minimise lifecycle greenhouse gas emissions as far as possible and (2) to adapt to the current and future risks from climate change. In the absence of a methodology for measuring the emissions which would result from the proposed buildings, it is considered appropriate at this time to instead consider the general sustainability of the proposal in land-use planning terms (whether the conversion of existing building and associated new build enabling development is supportable when assessed against other relevant policies in NPF4) and use that as an indicator about whether or not it is likely to minimise emissions and adapt to current and future impacts of climate change.
- 10.10. Policy 2 Climate Change of the LDP seeks to minimise and mitigate against the effects of climate change by considering various criteria including: being sustainably located; reuse of vacant and derelict land; avoidance of flood risk areas; incorporating low and zero carbon generating technologies; opportunities for active travel routes and trips by public transport; electrical vehicle recharging infrastructure and, where appropriate, connection to heat networks. The site is not at risk of flooding, nor will the development exacerbate flooding elsewhere. The site layout has been designed in a manner which maximises solar gain, whilst trees and the retained bund along the western boundary will mitigate the impact of the southwest prevailing winds. In consideration, the proposals would not undermine the objectives of Policy 2.

10.11. Layout, siting, and design

Policy 14 Design, quality and place states: Development proposals will be supported where they are consistent with the six qualities of successful places which are healthy, pleasant, connected, distinctive, sustainable and adaptable.

10.12. The development layout sits back from Goremore Road and intervening embankments with natural habitats along the northern and western boundaries, which create the impression of a self-contained, development that will not detract from the local character.

10.13. Concerns were raised in relation to the footpath link to the adjacent residential development to the east on the grounds that residents should not be able to use amenity facilities in an adjoining residential estate. However, this link is mutually accessible and will likewise allow adjoining residents to enjoy amenity and landscaping in the proposed development and gain safe access to footpath links to Old Lanark Road.

10.14. Reasonable walking distances to bus routes, shops, schools, and other services will help reduce reliance on car journeys. Provision has been allowed within the design for Air Source Heat Pumps to minimise impact on the streetscape and located in the optimal location close to the tank to maximise the efficiency of the system. In consideration, the proposed development complies with Policy 14 of NPF4.

10.15. Policy 15 Local Living and 20 minute neighbourhoods states: 'Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to: sustainable access (including local public transport and safe, high quality walking, wheeling and cycling networks), employment, shopping, health and social care facilities, schools and play areas.'

10.16. The site lies at the southern periphery of Carluke, within 400m of Lanark Road (A73), where bus routes can be accessed with a range of facilities within walking distance. In view of the circumstances described, the proposal does accord with the aims and intent of Policy 15 of National Planning Framework 4.

10.17. Policy 5 - Development Management and Place Making, together with the Development Management and Placemaking Supplementary Guidance supports residential developments where they do not have a significant adverse effect on the amenity of the area. In addition, any new 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, overshadowing, overlooking or visual intrusion.

10.18. Policy DM1- New Development Design reiterates these points and adds that modern innovative design can reflect local tradition through scale, massing, siting and colour rather than replicating existing building form. New houses should be designed in such a way as to incorporate high speed broadband connection.

10.19. The proposed dwellings, layout, landscaping, amenity space and footpath links will enhance an otherwise suburban street scene. A shadow analysis has been undertaken which demonstrates that the nearest neighbouring dwellings will not be significantly affected by overshadowing. In considering the orientation and intervening distance between existing and proposed dwellings along with proposed boundary

fencing and landscaping, privacy standards will not be compromised. The proposal complies with guidance in the Residential Development Guide.

10.20. The proposal will not have a significant impact upon landscape features, protected habitats, or species. There are no infrastructure constraints. Roads and Transportation Services have not raised any traffic or public safety issues in their consultation response and conditions are proposed which will ensure that the proposed roads and footways are completed at the appropriate time and that disruption during construction is minimised and effectively managed. Adequate parking, turning areas and access can be provided.

10.21. Natural and Historic Heritage

NPF4 Policy 3 Biodiversity states that development proposals should contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats, and building and strengthening nature networks and the connections between them. NPF4 Policy 3 Biodiversity seeks to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. To ensure that such measures are implemented, suitable conditions on the landscaping of the site have been recommended below. The proposal is therefore considered to comply with Policy 3 Biodiversity of National Planning Framework 4.

10.22. The site is not designated nor are there plans for it to be designated as a site important for its habitat and biodiversity. The proposal will not impact directly or indirectly upon any nearby designated sites. An ecological survey has been undertaken which has not identified any adverse impacts upon protected species, subject to recommendations for the retention of mature beech trees with bat roosting potential, pre-site start badger surveys, removal of non-native invasive species and avoidance of light overspill in woodland habitat. Conditions are proposed to ensure compliance with these recommendations along with a requirement for the submission, approval, and implementation of a Biodiversity Management Plan.

10.23. Technical Matters

The site is not at risk from flooding as the nearest surface water feature is a burn located 30m to the south. The Drainage Impact Assessment, submitted as supporting information, concludes that it is not considered that the additional flows from the development constitute a material increase in flood risk. Given the topography of the site, the drainage solution incorporates a loop running from the highest point of the site entrance, running to the lower part of the site where it will discharge to the public network, via the proposed SUDS solution.

10.24 Surface water drainage will be attenuated in below ground attenuation tanks after being filtered/treated by SUDS via porous pavements in the driveways and then along treatment trenches. The proposed drainage for the site will comprise a separate foul and surface water system that will discharge to the existing surface water and foul water sewers. Scottish Water have advised that there is sufficient capacity in the sewerage network. The Flood Unit have not objected subject to a condition requiring a flood risk assessment. The surface water run off rate, post development, will not exceed the current greenfield run off and therefore will not impact upon the existing surface water sewer.

10.25 Records indicate that there are three mineshafts within or immediately adjacent to the site, along the eastern boundary. One mineshaft has been identified whilst the other two have still to be located. Trenching investigations indicate that one mineshaft lies out with the application site boundary. The third mineshaft will have to be located by probe drilling. The mineshafts will have to be consolidated with grout injection and

reinforced concrete caps. There will be no development or construction, with potential to undermine ground stability, in standoff zones around these mine entries. The development layout and housing avoid these standoff areas.

10.26 Conclusion

The proposal will result in the development of a designated housing site which will provide and meet demand for affordable rented housing in Carluke. The retention of scrub habitat and mature trees around the periphery will allow for sensitive integration into the wider landscape setting whilst referencing biodiversity aims. In view of the above assessment and supporting information, the proposal represents an appropriate form of residential development for the application site and neighbouring vicinity.

11. **Recommendation and Conditions**

11.1. The Committee is asked to agree the following recommendation:-

Grant Full Planning Permission subject to conditions:-

1. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. 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.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

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.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

4. The tree protection measures, and arboricultural recommendations listed in the Tree Survey and Arboricultural Report (Langton Tree Specialists, August 2021) shall be fully complied with.

Reason: To ensure that the trees to be retained will not be damaged during construction and to protect and enhance the appearance and character of the site and locality.

5. That the approved landscaping scheme 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.

Reason: In the interests of the visual amenity of the area.

6. That the landscaping scheme as shown on the approved plan 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 the completion of the development hereby approved, whichever is the sooner.

Reason: In the interests of the visual amenity of the area.

7. That prior to any work commencing on the site, a maintenance management schedule for the approved landscaping scheme shall be submitted to and approved by the Council as Planning Authority.

Reason: In the interests of the visual amenity of the area.

8. A Biodiversity Management Plan as recommended by the Landscape Assessment shall be submitted to and approved by the Council as Planning Authority.

Reason: In the interests of biodiversity.

9. The recommendations and mitigation measures (including: pre bat checks if mature beech trees, identified for retention, are to be removed; maintenance of 30m buffer if bat roost found; avoidance of vegetation clearance during bird nesting season; removal of non-native invasive species; retention of hedgerows and trees along boundaries: avoidance of light overspill into woodland habitat and; pre-works badger survey) as listed in the Extended Phase 1 Habitat and Aerial Tree Survey (Wild Surveys Ltd, July 2021) shall be fully complied with.

Reason: In the interests of biodiversity and wildlife.

10. That before any work commences on the site, a scheme for the provision of play area(s) within the site shall be submitted to the Council as Planning Authority for written approval and shall include:(a) details of the type and location of play equipment, seating and litter bins to be situated within the play area(s); (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed; (c) details of the fences to be erected around the play area(s); and (d) details of the phasing of these works unless agreed in writing by the Council as Planning Authority.

Reason: To ensure the provision of adequate play facilities within the site and in order to retain effective planning control.

11. That prior to the completion or occupation of the last dwellinghouses within the development, all of the works required for the provision of equipped play area(s) included in the scheme approved under the terms of Condition 10, shall be completed.

Reason: To ensure the provision of adequate play facilities within the site.

12. That proposals for the maintenance of all areas of open space/play areas within the development shall be submitted to the Council as Planning Authority and no work on the site shall be commenced until the permission of the Council has been granted for these proposals or such other proposals as may be acceptable.

Reason: In the interests of the visual amenity of the area.

13. 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 Developer Design Guidance (May 2020) and shall include the following signed appendices: C 'Sustainable Drainage Design Compliance certificate', D 'Sustainable Drainage Design Independent Check Certificate' and E '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 in writing by the Council as Planning Authority.

Reason: 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.

14. Prior to the commencement of works on site, the applicant will require to submit a flood risk assessment for the consideration and approval of the Council. Self-certification and independent check certificates appendices A and B (refer to the Council's developer design guidance May 2020) duly signed by the relevant party are to be submitted.

Reason: To ensure that works proposed are not at risk of flooding and will not increase the likelihood of flooding elsewhere.

15. Prior to the commencement of works on site, the developer will require to provide confirmation from Scottish Water that they are willing to accept the drainage discharge and design.

Reason: To ensure that the site will be effectively drained.

16. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1992 'Evaluation of human exposure to vibration in buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.

Reason: To minimise noise, vibration and disturbance to neighbouring residents/occupants during blasting.

17. A detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.

Reason: To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

18. (a) 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.

(b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.

(c) 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, shall then require to be submitted to and approved in writing by the Council as Planning Authority.

Reason: To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

19. 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.

Reason: To minimise the risk of nuisance from dust to nearby occupants.

20. Prior to commencement of the development hereby approved, details of measures to facilitate the provision of full fibre broadband to serve the development, including details of appropriate digital infrastructure and a timescale for implementation, shall be submitted to and approved in writing by the Council as Planning Authority, unless otherwise agreed in writing with the applicant. The approved measures shall thereafter be carried out in accordance with the agreed implementation timescale.

Reason: To ensure the provision of digital infrastructure to serve the development.

21. Prior to the commencement of development on site, an energy statement covering the new build element of the approved development which demonstrates that on-site zero and low carbon energy technologies contribute at least an extra 10% reduction in CO₂ emissions beyond the 2007 building regulations carbon dioxide emissions standard, shall be submitted to and approved in writing by the Council as Planning Authority. The statement shall include:-

a) the total predicted energy requirements and CO₂ emissions of the development, clearly illustrating the additional 10% reduction beyond the 2007 building regulations CO₂ standard;

b) a schedule of proposed on-site zero and low carbon energy technologies to be included in the development and their respective energy contributions and carbon savings;

c) an indication of the location and design of the on-site energy technologies; and

d) a maintenance programme for the on-site zero and low carbon energy technologies to be incorporated.

Reason: To secure a reduction in carbon dioxide emissions.

22. The approved on-site zero and low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Council as Planning Authority.

Reason: To secure the timeous implementation of on-site zero and low carbon energy technologies.

23. That prior to the commencement of works, details and locations of charging points for electrical cars, at a rate of one charging point per house plot, shall be submitted for the written approval of the Council as Planning Authority. Prior to the completion of the development the approved charging points shall be installed and available for use.

Reason: To ensure facilities for recharging electrical cars are available for the use of the residents.

24. That no dwellinghouse shall be occupied until the developer provides a written agreement from Scottish Water that the site can be served by a sewerage and water scheme constructed to the specification and satisfaction of Scottish Water as the Water and Sewerage Authority.

Reason: To ensure that the development is served by an appropriate effluent disposal system and water supply.

25. Prior to the development hereby approved being brought into use, the entire access road and footpath network serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of satisfactory vehicular and pedestrian access to the dwellings.

26. Prior to the development hereby approved being brought into use, all of the parking spaces shown on Drawing 2770 L(90)02 Rev E shall be laid out, constructed and available for use.

Reason: To ensure the provision of adequate parking facilities within the site.

27. Prior to the development hereby approved being brought into use, a visibility splay of 2.5 metres by 43 metres (as shown in Drawing 2770 L(90) Rev E), shall be provided on both sides of the vehicular access on to Goremore Road.

Reason: In the interests of traffic and public safety.

28. Prior to the development hereby approved being brought into use, visibility splays shall be provided at each driveway in accordance with the approved plans.

Reason: In the interests of public safety.

29. Prior to the development hereby approved being brought into use, a 3 metre wide shared footway/cycleway shall be constructed through the site which connects Old Lanark Road in the west, to Goremore Road in the east. The shared footway/cycleway shall be completed to the specification of the Council as Roads and Planning Authority.

Reason: In the interests of public safety.

30. That the first 2 metres of each driveway as measured from the heel of the footway/service strip shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.

Reason: In the interests of traffic and public safety.

31. That prior to the commencement of any works associated with the development, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Council as Roads and Planning Authority and implemented thereafter. This plan should include details of access and parking provision for staff and visitors, intended working hours, the management and storage of deliveries and further information regarding the provision of wheel washing facilities to prevent mud being carried on to the adopted road.

Reason: In the interests of traffic and public safety as well as to preserve the amenity of the surrounding area.

32. The development hereby approved shall consist of social housing only, operated by a Registered Social Landlord unless otherwise agreed in writing with the Council as Planning Authority.

Reason: In order to retain effective planning control.

12 Reason for Decision

- 12.1. The proposal will not adversely impact on visual amenity, landscape quality, raises no road safety concerns and helps meet demand for affordable housing. The proposal accords with Policies 1, 2, 3, 8, 9, 14, 15 and 16 of National Planning Framework 4 and policies 1, 2, 3, 4, 5, 11, 13 and DM1 of the South Lanarkshire Local Development Plan 2.

David Booth
Executive Director (Community and Enterprise Resources)

Date: 28 August 2023

Background Papers

Further information relating to the application can be found online:-

[P/22/0205 | Erection of residential development \(81 dwellings\) with associated roads, parking, amenity space and associated works. | Land 115M South Of 122 Goremore Road Goremore Road Carluke](#)

Corporate Considerations

The report raises no impacts or risks in terms of equalities however financial contributions may be required to extend capacity for schools affected by an increase in pupil numbers. Any implications in terms of climate change, sustainability or the environment will have been considered above in terms of the relevant national and local policies.

Contact for Further Information

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

Tel: 01698 454867

E-mail: planning@southlanarkshire.gov.uk

LYNARKSHIRE

South Lanarkshire Council
Community and Enterprise Resources
Planning and Regulatory Services