

Report

Report to:	Planning Committee
Date of Meeting:	26 March 2019
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/18/0949
Planning proposal:	Erection of Coffee Shop with Drive-Thru Facility, associated car parking and landscaping

1 Summary application information

Application type:	Detailed planning application
Applicant:	Rubicon Land Limited
Location:	Land 100M West Of Mcdonalds Dalmarnock Trading Estate Dalmarnock Road Rutherglen Glasgow South Lanarkshire

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.
- (2) If Committee is minded to grant planning permission, it should be noted that consent cannot be granted and issued at present. As SEPA has advised against the grant of planning permission by objecting in principle on the basis of potential flood risk, in terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 the application must be formally notified to Scottish Ministers for the opportunity to consider whether to call in the application for their own determination.

3 Other information

- ◆ Applicant's Agent: Roddy Macleod
- ◆ Council Area/Ward: 12 Rutherglen Central And North
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan: (Adopted 2015)**
Policy 4 Development management and

placemaking
Policy 7 Employment
Policy 10 New retail/commercial proposals

Supplementary Guidance 5: Industrial and commercial development Policy ICD1 Non-conforming uses in core industrial/business areas
Supplementary Guidance 3: Development Management, Placemaking and Design Policy DM1 Design

Proposed South Lanarkshire Development Plan 2: (2018)

Policy 5 Development Management and Placemaking
Policy 9 Network of Centres and Retailing
Policy 10 New retail and commercial proposals
Policy DM1 New Development Design
Policy DM17 Air Quality

◆ **Representation(s):**

▶	0	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Environmental Services

Roads Flood Risk Management

Roads Development Management Team

Scottish Water

SEPA

SP Energy Network

Rutherglen Community Council

Glasgow City Council

Planning Application Report

1 Application Site

- 1.1 The application site relates to an area of land adjacent to the Tesco Superstore and petrol filling station (PFS) on the northern edge of Rutherglen. The site, which is generally rectangular in shape, sits to the north of the Tesco vehicular access roundabout and to the east of the existing McDonalds and KFC drive-through restaurants. The site has been lying vacant for several years. It is residual land from the superstore and industrial/business development, known as Rutherglen Park or Dalmarnock Trading Estate.
- 1.2 To the north of the site, a flood defence barrier exists and beyond to the River Clyde. To the west lies another vacant piece of land where a Class 1 Non-food Retail unit is currently proposed, also under consideration (Planning Reference No. P/18/0723). To the east lies a redundant small scale workshop unit and beyond to the existing McDonalds and a KFC drive-thru restaurants and their associated car parks. To the south is the main access road to Rutherglen Park.
- 1.3 The site is relatively level and at present it has the appearance of unkempt vacant land. This proposed coffee shop would be accessed from an existing access road which currently serves the two drive-through restaurants.

2 Proposal(s)

- 2.1 The developer seeks detailed planning consent for a freestanding, modern, single storey coffee shop and drive-through with associated car parking and an external seating area.
- 2.2 The proposed coffee shop would be approximately 167 square metres gross internal floor area. Customer toilets, kitchen, servery area and staff room facilities would also be provided. The new development would be accessed from the existing access road, constructed as part of the McDonalds and KFC restaurants, via the Tesco spine road which is junctioned with Dalmarnock Road. Hard and soft landscaping would be provided with an external seating area.
- 2.3 A corporate Starbucks coffee shop design style is proposed with various cladding finishes including a feature panel in vertical boards, brickwork and aluminium framed shopfront frames fitted with a double glazing system.

3 Background

3.1 Local Plan Status

- 3.1.1 With regards to the adopted South Lanarkshire Local Development Plan (SLLDP) the site is within a Core Industrial and Business Area.
- 3.1.2 In addition to the above land use designation there are a number of policies within the adopted SLLDP which are considered appropriate to the determination of the application namely, Policies 4 - Development management and placemaking and 7 – Employment. Policies DM1 – Design Supplementary Guidance 3: Development Management, Placemaking and Design together with Policy ICD1 –

Non-conforming uses in core industrial/business areas from Supplementary Guidance 5 : Industrial and commercial development are also relevant.

- 3.1.3 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance the following policies are relevant. Policy 5 Development Management and Placemaking, Policy 9 Network of Centres and Retailing, Policy 10 New retail and commercial proposals, Policy DM1 New Development Design and Policy DM17 Air Quality.
- 3.1.4 In terms of South Lanarkshire Local Development Plan 2, a Schedule 4 has been prepared for the representation received regarding potential redesignation of this site from Core Industry and Business to an Out-of-Centre Retail/Commercial Designation. The Council consider that this is a reasonable proposal given the uses currently on or proposed for the site. The Council has, therefore, recommended to the Reporter that if minded to do so, that the designation of this site is altered in the final LDP2.

3.2 **Relevant Government Advice/Policy**

- 3.2.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy (SPP) which states that local authorities should support sustainable economic development in all areas by taking account of matters including the economic benefits of proposals, promoting development in sustainable locations, supporting development which will provide new employment opportunities.

3.3 **Planning Background**

- 3.3.1 The application site is vacant land which the owner has extensively marketed for use Class 4, 5 and 6 for over ten years without success. It is argued that this is due to there being an oversupply of industrial land within the area and it is the view that the development of this small site would have a negligible impact on available floor space.

4 **Consultation(s)**

- 4.1 **Environmental Services** – no objections to the application subject to the inclusion of conditions and informatives relative to noise/ventilation, contaminated land, and commercial waste.

Response: Noted. Any consent granted would incorporate appropriately worded conditions and/or informatives to address the matters raised.

- 4.2 **Roads Flood Risk Management** – following detailed discussion with SEPA, the Council's Flood Risk Team conclude that they have no objections in principle to the proposal, however, require a Flood Risk Assessment to be undertaken together with the Council's Sustainable Urban Drainage Systems (SUDS) design criteria being satisfied through the completion of a self-certification document and confirmation of Scottish Water's approval. SEPA had no objection to similar developments at this location before they introduced their internal 'Development

behind Flood Defences' document. It is therefore our assessment that the proposed developments would not increase vulnerability, as the proposals are closing out the remaining two plots of this site which comprises of similar commercial units. No information has been presented to SLC which changes our assessment of this site from when the previous units were deemed satisfactory by SLC and SEPA. SEPA have classified the existing River Clyde hydraulic model as outdated, however, until a new hydraulic model is produced this is the best information we have to base our decision upon, and was the information we made the previous decisions upon at this site and surrounding Dalmarnock area.

Response: Noted. Suitable conditions would be attached to any planning consent and the applicants are aware of the self-certification process.

4.3 **Roads Development Management** – No objections subject to a standard condition regarding the submission of a traffic management plan relating to the construction phase.

Response: Noted. Any approval would have the relevant condition(s) attached.

4.4 **Scottish Water** – No objections

Response – Noted

4.5 **SEPA** – Despite further discussions with the Council's Flood Team, SEPA maintain their objection on the grounds that it may place buildings and persons at flood risk contrary to Scottish Planning Policy. This is also despite the developer's flood risk consultant providing additional information and clarification on a number of points relating to the history of the site and the presence of an existing flood defense barrier which was constructed as part of the adjacent Tesco supermarket development. However, while SEPA acknowledges this information they note that the site has been out of any defined use for over ten years, and they reiterate concerns given the derelict nature of the site as vegetated open ground, that the proposed development would represent an increase in vulnerability contrary to their land use vulnerability guidance. They note that the FRA uses the River Clyde Flood Management Strategy (RCFMS) to help inform of flood levels, which they now consider to be outdated and may not accurately represent flood risk. Therefore they no longer consider that the RCFMS should be used for land use planning purposes and continue to have flooding concerns with this development proposal as this the site is potentially at risk during the 200 year flood event and could increase overall flood risk. SEPA has stated that they would consider removing their objection if formal flood protection schemes brought forward through the Flood Risk Management Planning process or through other sections of the Flood Risk Management (Scotland) Act 2009, to an appropriate standard, or a change of proposed development use to essential or water compatible use. For these reasons SEPA continue to object as the site is at flood risk and could potentially further increase flood risk elsewhere.

Response: The Flood Risk Team have reviewed SEPA's comments and acknowledge their objection based upon their new position on developments behind flood defences. In accordance with this new policy, SEPA consider that the existing flood defences in this area were not promoted as a formal flood protection scheme and, therefore, do not exist, leading to the area now being assessed by SEPA as being at an unacceptable risk of flooding. SLC have been provided with the construction information and independent technical assessment of the flood protection bund at this location, which was constructed at the time of the completion of the Tesco development, which has been passed to SEPA for their

review. This bund has been in place for several years and has been incorporated within the River Clyde hydraulic models, which show this location to be outwith the functional flood plain. This information has been used in the determination of the previous planning applications in this area, which were deemed satisfactory by SLC and SEPA. As it is considered that there has been no change to our understanding of the flood risk in this area since this time, other than the release of SEPA's "Development behind flood defences" document, we do not foresee any objection to these proposed developments on flood risk.

4.6 **SP Energy Network** – No response to date.

Response: Noted.

4.7 **Rutherglen Community Council** – No response to date.

Response: Noted.

4.8 **Glasgow City Council** – No response to date.

Response – Noted.

5 Representation(s)

5.1 Statutory neighbour notification was undertaken and the proposal was advertised in the Rutherglen Reformer as a Schedule 3 development due to the nature and scale of development, for non-notification of neighbours and because the proposed commercial use is contrary to development plan. No representations were received in respect of the proposals.

6 Assessment and Conclusions

6.1 The developer seeks detailed planning consent for a freestanding, modern, single storey coffee shop and drive-through with associated car parking and an external seating area.

6.2 The determining issues in the assessment of this application are its compliance with Local Development Plan policy as well as its impact on the amenity of adjacent properties. Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997 all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case the development plan framework against which the proposal requires to be assessed comprises the South Lanarkshire Local Development Plan (adopted 2015) and its relevant associated Supplementary Guidance documents.

6.3 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposals accords with the relevant polices detailed in section 3.1.3 above.

- 6.4 In terms of national planning policy, Scottish Planning Policy (SPP) states that local authorities should support sustainable economic development in all areas by taking account of matters including the economic benefits of proposals, promoting development in sustainable locations and supporting development which will provide new employment opportunities.
- 6.5 In this instance, the application site has resulted from residual land from the overall redevelopment of the former Rutherglen Ropeworks site for residential flats, a Tesco superstore/petrol filling station and a group of industrial/business units. A planning justification statement has been lodged which states that the site has been previously marketed for industrial uses for over ten years without success. In addition, in recent years planning permission was granted for a McDonalds and KFC drive thru restaurants on directly adjacent sites. The loss of employment land will not have an adverse effect on the overall supply of industrial/business land in the area and, therefore, justifies a commercial proposal for this site.
- 6.6 In terms of the South Lanarkshire Local Development Plan (adopted 2015), Policy 7 – Employment states that the Council will encourage the development of business in South Lanarkshire through the identification of employment land use areas. The application site at Rutherglen Park is located within a Core Industrial and Business land use area. The policy states that detailed criteria for the assessment of proposals within these areas are set out in supplementary guidance.
- 6.7 In this regard, Policy ICD1 – Non-Conforming Uses in Core Industrial/Business Areas of the Council's Industrial and Commercial Development Supplementary Guidance document provides Council policy on the siting of non-industrial uses within industrially designated areas. Policy ICD1 states that in all core industrial areas, proposals for non-industrial or business uses will be assessed against the following criteria:
- a) The effect the proposal will have on the continuity of the marketable industrial land supply in terms of quantity, range and quality.
 - b) The development is not for residential use.
 - c) The proposal must not undermine the vitality and viability of existing town and village centres within South Lanarkshire and should follow the sequential approach as set out in LDP policy 10 and Town Centres and Retailing SG.
 - d) That the development of the site or premises would not adversely affect the industrial operation, amenity, industrial character and function of the area, including traffic movement and circulation.
 - e) The site or premises has been subject to a marketing appraisal for classes 4, 5 and 6 to the Council's satisfaction and has been actively marketed for these uses for a minimum period of 6 months.
 - f) The site or premises can easily be accessed from main road routes and has satisfactory access by walking, cycling and public transport.
 - g) The infrastructure implications including the impact on the transport network of the development are acceptable or can be mitigated to an acceptable level.
 - h) The proposal includes appropriate parking provision for the type of development.

- i) The development will not adversely affect the natural or built environment, including Natura 2000 sites and Protected Species.
- j) The development makes provision for cycling, walking and public transport and/or has a Green Travel Plan, as appropriate.

6.8 With regard to the above criteria, it is considered that this freestanding drive-thru coffee shop will not adversely affect the industrial land supply or damage the industrial function of this area. The new restaurant would be located in the north eastern sector of this mixed use area. The unit would be accessed from the recently constructed McDonalds'/KFC access off the Tesco spine road which also serves a small group of business/industrial units. The site can be easily accessed from the main public road and a local bus service is within walking distance of the new coffee shop. The development of this unkempt site would enhance the appearance and amenity of the overall area and therefore the proposal would have no adverse impact on the natural or built environment.

6.9 It is recognised that there are a mix of uses which have established at Rutherglen Park including, the recent McDonalds and KFC restaurant outlets. It is considered that the development of this land, located in close proximity to Dalmarnock Road, would improve the vitality of the area and enhance the appearance of this residual area of the Rutherglen Park site.

6.10 Policy 4 – Development Management and Placemaking of the adopted Local Development Plan requires all proposed developments to take account of local context and not to have any adverse effect on surrounding amenity. It is noted that the proposed development comprises a modern style building which would be constructed adjacent to two relatively recently developed drive-through restaurants. It is therefore considered that the proposed commercial use would be compatible at this location and would have no adverse impact on surrounding amenity. It is also considered that the proposal is fully compliant with Policy 4 of the adopted Local Development Plan and also complies with all relevant policy and guidance as set out within the Supplementary Guidance 3 document relating to Development Management, Placemaking and Design associated with the adopted Local Development Plan.

6.11 All new development must meet the requirements of DM1 – Design. It is considered that the proposed layout for the development is acceptable and that it meets Policy DM1. The proposed development is of a high quality design incorporating a suitably high standard of materials and it will enhance the surrounding area.

6.12 In this instance, the site is zoned for industrial and business use, however, it lies directly adjacent to a recently approved McDonalds restaurant/drive thru and near a Tesco superstore, on the edge of this mixed use area with no residential properties nearby. Roads and Transportation were consulted as part of this application and offered no objections as there is adequate parking proposed. Environmental Services also had no objections subject to conditions regarding contamination and noise.

6.13 In terms of the proposed plan, SLDP2, the relevant policies, namely Policy 5 Development Management and Placemaking, Policy 9 Network of Centres and Retailing, Policy 10 New retail and commercial proposals, Policy DM1 New

Development Design and Policy DM17 Air Quality, are broadly similar to the adopted local development plan policies and the site designation remains the same.

6.14 In summary, the application was advertised as development contrary to the development plan as the site is located within an area designated for core industrial and business use. However, following a detailed assessment of the proposal, taking into consideration economic and environmental benefits of the development, it is considered that a departure from the development plan can be justified and planning permission granted for the following reasons:

- 1) The proposal offers an opportunity to provide a commercial development, on the edge of an industrial and business zoned area where there has been a difficulty in marketing residual land for industrial use.
- 2) The proposal has been assessed against Policy 7 -Employment and the Supplementary Guidance Policy ICD1 and it complies with the criteria therein.
- 3) The proposal is fully compliant with Policy 4 of the adopted South Lanarkshire Local Development Plan and DM1 and DM8 of the Supplementary Guidance.
- 4) The development will provide local employment opportunities.
- 5) The site can be developed without adversely affecting the amenity of the surrounding area.

6.15 It is therefore recommended that planning permission be granted. Although the reasons for SEPA's objection are not supported by the Councils Flood Risk Management team in respect of this application, SEPA has not withdrawn the objection. Accordingly, if Committee agree to this recommendation and propose to grant Consent, the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 will apply and the Council must notify the application to the Scottish Ministers to allow them to consider whether to call in the application for their own determination.

7 Reasons for Decision

7.1 For the reasons set out in 6.14 above.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 15 March 2019

Previous references

◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 20 July 2018

► Consultations

Environmental Services	24.07.2018
Roads Flood Risk Management	21.09.2018
Roads Development Management Team	24.07.2018
Scottish Water	23.07.2018
SEPA	13.08.2018
SEPA	11.09.2018
SEPA	12.11.2018
SEPA	09.01.2019

► Representations

►	0	Objection Letters
►	0	Support Letters
►	0	Comment Letters

Contact for further information

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

Maud McIntyre, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455043

Email: maud.mcintyre@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/18/0949

Conditions and reasons

01. That before works start on the development, 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., including, where appropriate, the planting of fruit/apple trees; (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.

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

02. That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason: In the interests of amenity.

03. That before works start on the development, 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.

Reason: These details have not been submitted or approved.

04. 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: These details have not been submitted or approved.

05. That before the development hereby approved is completed or 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 satisfactory vehicular and pedestrian access facilities to the site.

06. 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.

Reason: To retain effective planning control.

07. That prior to the commencement of site works, (a) the applicant shall be required to undertake a comprehensive site investigation, carried out to the appropriate Phase level, to be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:

(i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);

(ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;

(iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.

(b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.

(c) If the risk assessment identifies any unacceptable risks, 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: In the interests of amenity.

08. That before the development hereby approved is brought into use the approved details for storage and the collection of waste arising from the proposed development shall be in place and thereafter be satisfactorily maintained, all to the satisfaction of the Council as Planning Authority.

Reason: In the interests of amenity.

09. 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 drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority. (Appendices 1, 2 + 5).

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.

10. That prior to any work starting on site, a Flood Risk/Drainage Assessment and Independent Check shall be carried out, submitted to, and approved in writing by the Council as Planning Authority. This Assessment shall include confirmation that a suitable FFL is provided and procedures are considered to ensure access/egress can be obtained should flooding occur. The Assessment and Independent Check shall be carried out in accordance with the latest industry guidance listed within Section 4.0 of the Council's SuDS Design Criteria Guidance Note. (Appendices 3 + 4).

Reason: To ensure that the risk of flooding to the application site from any source is at an acceptable level as defined in the SPP and that there is no increase in the future flood risk to adjacent land as a result of the proposed development.

11. That the development hereby approved shall not be occupied until the developer provides a written agreement from Scottish Water that the site can be served by a water scheme constructed to the specification and satisfaction of Scottish Water as the Water Authority, unless otherwise agreed.

Reason: To ensure that the development is served by an appropriate water supply.

12. That prior to the unit being operational a Staff Travel Plan shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure sustainability in terms of reduction in staff vehicular journeys.

13. That 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: 2014 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 BS4142:2014 at buildings where people are likely to be affected.

Reason: In the interests of amenity.

14. Before the development is brought into use, the proposed method of ventilation shall be operational in accordance with the approved details and thereafter maintained to the satisfaction of the Council as Planning Authority.

All odours, fumes and vapours generated on the premises shall be controlled by best practicable means to prevent them causing nuisance to occupants of nearby dwellings or premises.

The ventilation system shall:

- a) Incorporate systems to reduce the emission of odours and pollutants and shall thereafter be maintained as necessary.

b) Be constructed, designed, installed and operated employing the principles of best practical means, to minimise noise and vibration transmission via plant and the building structure.

c) Noise associated with the business shall not give rise to a noise level, assessed with the windows closed, within any dwelling or noise sensitive building, in excess of the equivalent to Noise Rating Curve 35, between 07:00 and 20:00 hours, and Noise Rating Curve 25 at all other times.

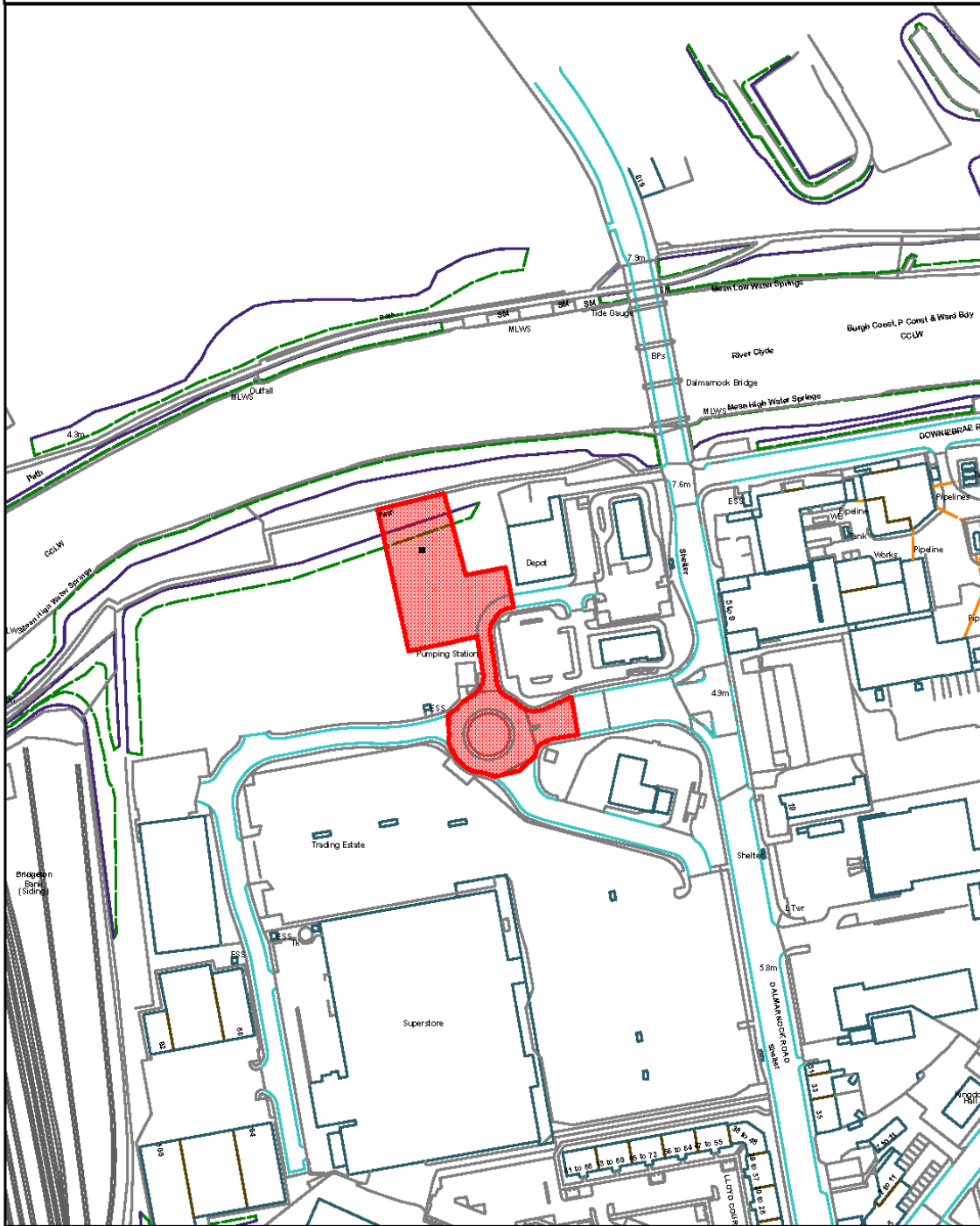
Reason: In the interests of amenity.

- 15 That prior to the commencement of development a Traffic Management Plan shall be submitted to the Council for consideration and approval. This should include appropriate cleaning systems within the site to ensure mud and debris is not deposited on the public road to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety.

P/18/0949

Land 100m West of McDonalds, Dalmarnock Trading Estate, Dalmarnock Road, Rutherglen



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Scale:
1:2,500
Date:
28/02/2019



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development