

Report

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Report to:	Planning Committee
Date of Meeting:	30 August 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/04/0648
Planning Proposal:	Formation of Wetland Areas, Borrow Pit and Flood Defence Embankment with Associated Landscaping, Fencing and Diversion of Watercourse

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Glasgow City Council
- Location : Lands to the east of the White Cart Water South of Kirkland Bridge by Jackton

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 the attached conditions)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) Temporary Traffic Regulations Orders will be required to be promoted by Roads and Transportation Services, the applicant should contact the service at an early date. The applicant will incur the cost of promoting and advertising the Order.

3 Other Information

- ◆ Applicant's Agent: Halcrow Group
- ◆ Council Area/Ward: 30 Lindsay
- ◆ Policy Reference(s): Policies ENV1, ENV5 and ENV6 of the East Kilbride and District Local Plan and Policies SP1 and SP9 of the Glasgow and Clyde Valley Structure Plan would apply.

- ◆ Representation(s):
 - ▶ 15 Objection Letters
 - ▶ Support Letters

◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

Environmental Services (East Kilbride)

Jackton & Thorntonhall Community Council

Scottish Executive Development Department

BAA plc

Health & Safety Executive

Scottish Rights of Way Society

Scottish Natural Heritage

West of Scotland Archaeology Service

Scottish Wildlife Trust

East Renfrewshire Council

Renfrewshire Council

Scottish Environmental Protection Agency

Scottish Water

Planning Application Report

1 Application Site

- 1.1** The application relates to a site at the White Cart Water adjacent to the Kirkland Bridge at Eaglesham Road south west of Jackton. The site extends to approximately 11.85 hectares and can be described as being gently undulating pasture with scattered tree cover and hedgerows. The site is bounded to the west by the White Cart Water. Kirkland Bridge is a C(s) Listed Building to the north of the site. The application site in South Lanarkshire forms part of a larger site across the Council boundary in East Renfrewshire. The applicant has lodged a planning application with East Renfrewshire Council for the residual part of the proposed development. East Renfrewshire Council granted consent in June 2005.

2 Proposal(s)

- 2.1** The applicant has applied for detailed planning permission to develop a flood prevention scheme to alleviate severe flood risk further downstream on the White Cart. Historically, residential and commercial premises on the southside of Glasgow around Shawlands, Langside and Cathcart have suffered severe episodes of flooding. This application forms an integral part of the applicant's flood prevention measures. In total there are seven separate applications made to South Lanarkshire, East Renfrewshire and Glasgow City Council. There are two applications in South Lanarkshire – the current application and one other conjoined site at the Kittoch Water between Busby and Carmunnock.
- 2.2** The proposal is for a flood water storage area comprising of a flood defence embankment and walls with associated landscaping and fencing and diversion of the watercourse. A 150 metres long earth embankment is to be constructed adjacent to Kirkland Bridge. The embankment will be approximately 9.0 metres above existing river bed levels. A 4 metres high and 25 metres long culvert will also be incorporated into the embankment. The embankment will be formed by material excavated from a borrow pit within the site. The volume of extracted material from the borrow pit is approximately 17,900 cubic metres. A 20 metres wide inlet structure will be constructed to incorporate three 'Hydrobrake' flow control devices. This inlet structure will be of approximately 8.3 metres in height above existing ground levels. A slight diversion of the White Cart Water is required upstream of the inlet. Along with these physical structures the application site will form an upstream storage area for the White Cart Water to hold the bulk of the flood water for controlled release once a storm event has passed. The scheme is designed to guard against a 0.5% (1 in 200 year) flood event. Designing the scheme to guard against such a flood event broadly accords with the position adopted by the insurance industry.
- 2.3** The proposal is supported by an Environmental Statement (required under Circular 15/1999 the Environmental Impact Assessment (Scotland) Regulations 1999) and promotes a range of environmental mitigation measures in relation to impacts of the construction of the embankment and the creation of wetlands / flood storage areas.

3 Background

3.1 Local Plan Status

The proposal can be assessed against the policies contained within the adopted East Kilbride and District Local Plan. The site is located within the green belt and can be assessed against Policy ENV1. It is also relevant to consider Policy ENV5 Flood Prevention and Policy ENV6 Protection of the Built and Natural Environment.

The Policy supports a partnership approach to identify and implement appropriate flood prevention methods where necessary. A full discussion of the proposal in regard to these policies is contained in Section 6 of this report.

3.2 Structure Plan

The proposal can also be assessed against the approved Structure Plan. Strategic Policy 1 Strategic - Development Locations and Strategic Policy 9 - Assessment of Development Proposals are relevant. Any proposal which fails to meet the criteria of Strategic Policy 9 will be regarded as a departure from the Plan and will be required to be assessed against Strategic Policy 10. A full discussion of the proposal against these policies is contained in Section 6 of this report.

3.3 National Guidance/Legislation

SPP7 Planning and Flooding states that Planning Authorities must take the possibility of flooding from all sources and risks involved into account in determining planning applications. The proposal should also be considered in regard to the Water Framework Directive (2000/60/EC) (WFD) and the Water Environment and Water Services (Scotland) Act 2003. There is a duty to ensure that the current status of water bodies is not allowed to deteriorate.

4 Consultation(s)

- 4.1 SLC Roads and Transportation Services** raised no objection to the proposal subject to conditions.

Response – Noted and conditions will be attached to any consent issued.

- 4.2 SLC Environmental Services** requested that a Phase 1 Desk Study should be submitted for review. Should borrow pits be made to contain made ground then Phase 2 Investigations will be required. The remainder of the issues can be subject to condition.

Response – Noted and conditions will be attached to any consent issued.

- 4.3 SEPA** advised that the proposals should comply with the Water Framework Directive. SEPA would also expect that environmental Management Plans and Construction Method Statements which demonstrate pollution prevention methods, should be adopted on site and be agreed prior to construction commencing.

Response – the issues raised can be addressed through conditions attached to any consent issued.

- 4.4 Scottish Water** raised no objections to the proposal subject to condition.

Response – Noted and conditions will be attached to any consent issued.

- 4.5 West of Scotland Archaeology Service** raised no objections subject to inclusion of a condition to ensure that an archaeological investigation will be undertaken.

Response – Noted and conditions will be attached to any consent issued.

- 4.6 Scottish Wildlife Trust** raised no objections to the proposal subject to conditions.

Response – Noted and conditions will be attached to any consent issued.

- 4.7 East Renfrewshire Council** – No Comments

Response - Noted

- 4.8 **Renfrewshire Council** raised no objections to the proposal.
Response – Noted.
- 4.9 **BAA plc** raised no objections.
Response – Noted.
- 4.10 **Scottish Natural Heritage** raised no objections subject to conditions.
Response – Noted and conditions will be attached to any consent issued.
- 4.11 **Scottish Rights of Way and Access Society** raised no objections to the proposal.
Response – Noted.
- 4.12 **Health and Safety Executive** raised no objections to the proposal.
Response – Noted.
- 4.13 **Scottish Executive Development Department** raised no comments regarding the Environmental Statement.
Response – Noted.
- 4.14 **Jackton & Thorntonhall Community Council** raised no objection to the proposal
Response – Noted.

5 Representation(s)

- 5.1 Following statutory neighbour notification and advertising the preparation of the Environmental Statement, 15 letters of objection were received.

The points raised in the letters of objection are summarised below:-

- (a) The proposed flood prevention scheme will render dairy farming unsustainable at Mains Farm. This will result in a significant loss to the milk supply arrangements for Robert Wiseman Dairies from the local area.
Response - The proposal to create wetlands affects some 4.4 hectares of Mains Farm approximately 5.6% of the farmland. The Environmental Statement (ES) indicates that within the proposed scheme there is 20% chance of flooding a greater amount of land than is currently prone to flooding. The applicant has undertaken independent agricultural studies to examine the situation and suggests suitable practice to negate the impact regarding the viability of the farm.
- (b) The character of the area will be greatly altered by the construction of the scheme.
Response - The proposed embankment will be a significant feature within the valley which cannot be completely mitigated against. However, in relation to the natural landscape, the majority of intrusion will be during the construction period. Mitigation proposals and reinstatement proposals in the ES will help reduce visual impact reinstating the site to a predominantly natural undisturbed setting.
- (c) The construction of the dam will be attractive to children from Eaglesham and the surrounding area to swim in the 'lakes'.

Response - It is unlikely that the proposal would result in significant safety issues as for the most part the water level and flow rate will not significantly differ from the existing situation. At times of heavy rainfall the area will be allowed to flood. It will take time, possibly up to 9 hours, for the waters to form, dispersing over a maximum of 96 hours. The applicant has agreed that safety equipment will be provided on the embankment.

- (d) The land quality of the site is highly productive arable land.

Response - The land is not classed as prime agricultural land and as such its loss for an acceptable alternative use within the green belt and is in conformity with planning policy.

- (e) The proposals create a livestock welfare problem.

Response - It is considered that the proposal will not have a detrimental impact on livestock as the embankment will be fenced off. The wetlands will be unsuitable for grazing. Any detrimental impact on the agricultural operation of the land or livestock is considered a private legal issue between the owner and the applicant.

- (f) The proposal is contrary to the Local Plan / Structure Plan.

Response - The assessment of the proposal with respect to the policies of the Local Plan and the Structure Plan is discussed in Section 6 below.

- (g) The visual impact re inundation of water in agricultural lands during design flood event and the impact on the horse gallops and equestrian training area at Lawside Farm.

Response – The inundation of land at the storage areas is very temporary – the maximum fill to empty time is around up to 4 days for Kirkland Bridge. The applicant will undertake further consultation on the specific impacts at Lawside Farm.

- (h) The visual impact and appearance to the naked eye of a 3m high dam wall to be built in areas of verdant green pasture.

Response - The 3m high dam wall relates to the culvert which is completely buried by the embankment – the only concrete construction remaining visible shall be the inlet and outlet control structures.

- (i) Problems associated with drainage of adjacent agricultural lands draining into the White Cart Water.

Response - Any field drainage systems intercepted or damaged by construction works shall be diverted or adequately reinstated such that the discharge capacity and performance of the existing field drainage system is not adversely affected.

- (j) Concerns regarding the impact on agricultural land with the change to field contours and heights due to the excavation of clay from the borrow pit and transport of clay to the dam location.

Response - The change to field contours following extraction of material to form the embankment shall be mitigated by the proposed replacement of a similar volume of material extracted from the wetlands. Although it may take more than one growing season to reinstate the land to grazing quality the overall shape of the landscape shall not be dramatically altered, and the impact on the total area of lost grazing shall be temporary.

6 Assessment and Conclusions

- 6.1** The site is identified as being within the green belt and as such is protected in the policy framework of the Glasgow and Clyde Valley Structure Plan 2000 (GCVSP), under Policy SP1. The protection of the greenbelt from inappropriate forms of development is a central element of the GCVSP.
- 6.2** The proposal is part of a project progressed jointly with other Council's and statutory bodies under the Flood Liaison and Advisory Groups and is supportive of the GCVSP policy of enhancing and protecting water courses as a Strategic Environmental Resource.
- 6.3** The development requires to be considered in regard to SP9 – Assessment of Development Proposals and whilst it is not within the thresholds for significant development (Schedule 9), it can be considered to be of strategic significance. The proposal meets the terms of SP9B and SP9C and is not considered to be a departure from the GCVSP.
- 6.4** The site is also identified within the adopted East Kilbride and District Local Plan within the greenbelt. Policy ENV1 has a general presumption against all development except where it can be shown to be necessary for the furtherance of appropriate uses, agriculture, horticulture, forestry, recreation, or for other uses considered by the Council to be appropriate to the greenbelt. The proposal is complementary to the greenbelt. Similarly Policy ENV5 Flood Prevention is relevant to the assessment of the proposal as it seeks to manage the threat of flooding and that the Council will work in partnership with Scottish Enterprise Lanarkshire Landowners and other interested parties to identify and implement appropriate flood prevention measures where necessary. Similarly Policy ENV6, the Council will oppose any proposals for development which in the Council's opinion would have an adverse impact on the character of the built and natural environment within the Local Plan area.
- 6.5** Extensive work has been undertaken in the preparation of the ES and in regard to the impacts on the environment and Policy ENV6 the ES has demonstrated the following in regard to the Kirkland Bridge site:

Alternative Schemes

Extensive work was undertaken regarding various options following public consultation, exhibitions, publicity materials, three preferred storage sites were approved. The Council was closely involved in this process.

Landscape and Visual Amenity

There will be intrusion from the embankment and soft engineered embankments, and the borrow pits. Once restored the borrow pit area will be similar to the original contours. Landscaping and planting of disturbed areas will assist in mitigating the impacts.

Ecology and Nature Conservation

There will be a loss of vegetation over the area of the embankment but there will be enhancement to ecology of marsh wetland creation. Any loss of trees will be replaced by water tolerant Scottish Nature trees such as Alder and Willow. There will be the benefit of habitat creation over the restored borrow pit area.

Traffic and Access

There will be larger volumes of site traffic during the construction period. A temporary road will be required which will be closed following completion of the works. The proposal including mitigation measures will ensure there is no significant adverse impact on the local road network.

Noise and Vibration

The change in ambient noise levels during the construction phase will vary from moderate to severe. The predicted impact of noise levels due to construction traffic will be slight on adjacent properties. There will be limited hours for use of plant and machinery on the site.

Water Quality

There will be limited potential for pollution at the construction phase, but the contractor will be required to adhere to water pollution prevention measures set out in accepted good practice guides. In the longer term these improvements in land management over the areas of affirmation.

Air Quality and Climate

There will be potential for dust release during excavations and the use of haul roads and building materials. However through dust suppression activity there will be limited environmental impact.

Cultural Heritage and Archaeology

Kirkland Bridge C(S) Listed, lies north of the proposed flood embankment and is not directly affected. If any archaeological interests are encountered recording will be required. There are no scheduled ancient monuments on the site.

Agriculture, Soils and Land Use

There will be some loss of agricultural capacity due to increase wetness of the flood storage area. Any contaminated soils will be removed during construction. The existing land is not classified as prime agricultural land and is also noted to have current wetness limitations.

Geology and Hydrology

There will be a permanent change in the distribution of soils from borrow pit to the embankment. This will be compensated for by restoration.

- 6.6** In regard to water quality and the requirements of the WFD, the applicant has examined in consultation with other bodies, various options. The scheme seeks to minimise environmental impacts. A balance has to be struck between environmental impacts and the wider public interests. It is accepted that there is a need for the proposal as it would bring significant benefit to human health and safety which would outweigh the environmental impacts. The environmental impacts can be shown to be effectively mitigated through the implementation of the findings of the ES. I am satisfied that the proposal complies with the WFD.
- 6.7** Having considered the proposal with regard to the GCVSP and the East Kilbride and District Local Plan, I accept that the environmental impacts as set out in the ES can be mitigated against and that the proposal will have an impact on the environment over the construction period and during the period of operation these will be to a minimum degree and can be rendered acceptable through the imposition of conditions. The objectors have put forward their cases in relation to the

environmental and economic impacts of the proposal. I do not accept that the development will have the scale of impact noted by the objectors. On balance the proposal forms part of a major scheme of water catchment and flood management and the proposal is integral to its success. The ES concluded that there will be a net overall environmental benefit. I am persuaded that the proposal is in conformity with the GCVJSP and the East Kilbride and District Local Plan. I would therefore recommend that planning permission be granted.

Iain Urquhart
Executive Director (Enterprise Resources)

23 August 2005

Previous References

- Report to East Kilbride Area Committee 19 December 2001 – the White Cart Project
- Report to Enterprise Resources Committee 25 August 2004 – The White Cart Project

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Roads and Transportation Services (East Kilbride)	21/10/04
Environmental Services (East Kilbride)	25/11/04
Jackton & Thorntonhall Community Council	26/07/04
Scottish Executive Development Department	18/11/04
BAA plc	14/12/04
Health & Safety Executive	02/12/04
Scottish Rights of Way Society	01/12/04
Scottish Natural Heritage	12/04/04
West of Scotland Archaeology Service	15/12/04
Scottish Wildlife Trust	17/12/04
East Renfrewshire Council	30/12/04
Renfrewshire Council	22/02/05
Scottish Environmental Protection Agency	10/01/05

► Representations

- Representation from : Lawrie & Symington Ltd, Muirglen
Lanark
ML11 9AX, DATED 05/11/04
- Representation from : Lawrie & Symington Ltd, Muirglen
Lanark
ML11 9AX, DATED 05/11/04
- Representation from : John Kinnaird, NFU Scotland
Rural Centre
West Mains
Ingliston
Newbridge
Midlothian
EH28 8LT, DATED 23/12/04
- Representation from : Councillor George Napier, East Renfrewshire Council
Headquarters
Eastwood Park
Rouken Glen Road
Giffnock
G46 6UG, DATED 27/01/05
- Representation from : Elizabeth Strang, Mains Farm Cottage
Eaglesham
Glasgow
G76, DATED 27/01/05
- Representation from : W.D. McWhirter, 287 Bonnyton Road
Eaglesham
Glasgow
G76 0NH, DATED 27/01/05
- Representation from : Robert Wiseman & Sons Limited, 159 Glasgow Road
East Kilbride
G74 4PA, DATED 27/01/05
- Representation from : Robert Wiseman & Sons Limited, 159 Glasgow Road
East Kilbride
G74 4PA, DATED 27/01/05
- Representation from : James & Margaret Steven, Hillend
Eaglesham
Glasgow
G76 0NU, DATED 27/01/05

- Representation from : Ronald MacLean, 8 Montgomery Street
Eaglesham
G76 0AS, DATED 27/01/05
- Representation from : Dale & Marshall, 18 Wallace Street
Galston
Ayrshire, DATED 27/01/05
- Representation from : Dr Thomas C. Welsh, 46 Kingsway
Kingsthorpe
Northampton
NN2 8HE, DATED 27/01/05
- Representation from : Elizabeth Macpherson, 81A Bonnyton Drive
Eaglesham
Glasgow
G76 0LS, DATED 27/01/05
- Representation from : J.B. Simcox, 327 Glasgow Road
Waterfoot
Eaglesham
Glasgow
G76 0ER, DATED 27/01/05
- Representation from : Iain Macdonald, Macdonald Partners
Ardoch & Threepland Farms
Eaglesham
G76 0PL, DATED 27/01/05

Contact for Further Information

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

Cathy Bradley, Planning Officer, Civic Centre, East Kilbride
Ext. 6327 (Tel :01355 806327)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That no part of the development hereby permitted shall begin until the developer has demonstrated to the satisfaction of the Council as Planning Authority, that they have control over the land, which the application relates, and are able to deliver the proposal in its entirety as outlined in the application (drwg no. WN/WCWP/PLAN/46-Kirklands, Potential Environmental Mitigation Measures) and accompanying Environmental Statement submitted to the Planning Authority and hereby approved.
- 4 Prior to the commencement of the work on the site, details of the phasing of the development shall be submitted and approved in writing to the Council as Planning Authority. Thereafter, the development shall be implemented in accordance with the approved scheme. The scheme of phasing shall include amongst others such matters as works to establish and secure the site and compounds, provision of access road(s), provision of wetlands, landscaping including grass seeding/turfing, tree and hedgerow planting and fencing.
- 5 That no part of the development hereby permitted shall begin until a detailed Environmental Management Plan (EMP) as identified within Appendix 13, Section 1.2 of the Environmental Statement, has been submitted in writing to and approved by the Council as Planning Authority. The EMP shall set out amongst others a Code of Construction Method and Practice, identifying good work practise and pollution prevention methods, and a contaminated land watching brief to be adopted on site. The EMP shall also include the parameters, methods and frequency for monitoring during construction, and include such details for setting aside and protection of cover vegetation for re-use, measures to minimising environmental impacts of ongoing construction works, steps to minimise, remedy and/or contain an accidental pollution and/or destruction of the environment. Thereafter, the EMP scheme shall be implemented in accordance with the approved scheme and to the satisfaction of the Council as Planning Authority.
- 6 That the uses, operations and activities in the flood prevention scheme shall be carried out in accordance with the Environmental Statement and accompanying the planning application and the EMP to be submitted under Condition 5 above.
- 7 That no part of the development hereby permitted shall begin until details of associated works of the development such as the locations of the site office(s), compounds including position of power generators, storage and parking areas, fences, working areas, internal site haulage routes and footpaths/route corridors have been submitted to and approved in writing by the Council as Planning Authority. Thereafter, the scheme of associated works shall be implemented in

accordance with the approved scheme.

- 8 That no part of the development hereby permitted shall begin until details of the proposed lighting within the site, including lighting for construction purposes have been submitted and approved in writing by the Council as Planning Authority. Thereafter, the scheme for lighting the development shall be implemented in accordance with the approved scheme. Lighting for operation of the Flood Storage Area or during construction should only be used when strictly necessary and should be designed and directed away from sensitive areas for wildlife. Where lighting will be needed for operational reasons and there is a risk of disturbance to wildlife from it, additional planting to shade the water course and other important wildlife features should be incorporated into the landscaping scheme to be submitted as required under Condition 19.
- 9 That no part of the development hereby permitted shall begin until details of a site restoration programme, including restoration of the borrow pit, indicating reinstatement methods and programme/timescale have been submitted and approved in writing by the Council as Planning Authority. Thereafter, the restoration scheme shall be implemented in accordance with the approved scheme.
- 10 That no part of the development hereby permitted shall begin until details of steps and measures to contain dust pollution during construction and excavation have been submitted and approved by the Council as Planning Authority. Thereafter, the scheme for dust pollution shall be implemented in accordance with the approved scheme.
- 11 That no part of the development hereby permitted shall begin until details of the proposed post construction management and maintenance scheme for inspection and maintenance of the dam structure, culvert and hydro-brake, including works programme/timescale and noise monitoring programme for the culvert and hydro-brake have been submitted and approved in writing by the Council as Planning Authority. Thereafter, the management and maintenance scheme shall be implemented in accordance with the approved scheme.
- 12 That no part of the development, including excavations hereby permitted shall start until the services of an ecological clerk of works are secured. The clerk shall be appropriately qualified and approved in writing by the Council as Planning Authority, and shall be employed on site to guide aspects of the scheme where ecological impacts will be greatest such as removal of bankside vegetation, impacts of in-channel works, creation of wetlands, design of new water channels, design of re-profiled banks, design of mammal ledges or fencing. The services of the clerk shall be retained until the development is brought into use or the approved restoration programme is completed whichever is the latter, to the satisfaction of the Council as Planning Authority.
- 13 That immediately prior to the start of any works within 10 metres of any water course, a survey for the presence of otters, habitats, shelters and identification of existing vegetation suitable for use by otters shall be undertaken by an appropriately qualified person. Written details including location plans, indicating location of otters in relation to the proposed works and mitigation measures including the establishment of artificial otter shelters shall be submitted and approved by the Head of Planning. No works on site shall start until written

approval by the Council as Planning Authority is given. Thereafter, the works shall be implemented in accordance with the approved scheme.

- 14 That immediately prior to start of works on site, including excavations; surveys of the site and a written scheme of investigation shall be carried out by an appropriately qualified professional person with regard to Flora and Fauna and shall be submitted in writing to the Council as Planning Authority. No works on site shall start until written approval by the Council as Planning Authority is given. Particular regard shall be had to protected species and other species identified within the Local Biodiversity Action Plan (LBAP) during construction, and shall include the identification of setts/habitats, foraging grounds and routes, including proposed escape routes, important breeding and hibernation times.
- 15 That immediately prior to the start of any construction works on site, escape routes for wildlife such as badgers, hedgehogs, etc. shall be established along trenches, and pipes stored on site should be capped or inspected for any animal presence prior to being installed. Any such works shall only be permitted following the approval of the ecological officer.
- 16 That before the development hereby approved starts, a scheme of management and maintenance, including an implementation programme and measures to protect the areas/subjects specified in Condition 15 above during construction, shall be submitted and approved in writing by the Council as Planning Authority. The works programme shall be drawn up to exclude development from wildlife areas and habitats during important times, such as the relevant breeding season. Furthermore, it shall include details for such matters as mammal ledges and seeded coir rolls to allow marginal vegetation establishment, and provide all mitigation measures as described in Section 6.2.3 of the Environmental Statement. Thereafter, the management and maintenance scheme shall be implemented in accordance with the approved scheme.
- 17 That no part of the developemnt hereby permitted shall begin until details to provide the mitigation measures as described in Section 5.3.3 of the Environmental Statement, incuding specifications for the proposed top soil/infill, number, type and density of grass and herb mixes and planting/turfing to the embankment, spillways, river embankments, borrow pit and wetlands have been submitted and approved in writing by the Council as Planning Authority. Thereafter, the development shall be implemented in accordance with the approved scheme. The applicant should note that the mixtures should be capable of blending with the surrounding grassland or wetland.
- 18 That no part of the development hereby permitted shall begin until a detailed survey of all tress and hedges within the site is submitted in writing to and approved by the Council as Planning Authority. The survey shall be undertaken using the National Vegetation Classification to identify and state reasons for any tree proposed to be felled or removed. No works to trees shall take place until the written approval of the Council as Planning Authority is given. Thereafter, the scheme for tree works shall be implemented in accordance with the approved scheme.

- 19 That before the development hereby permitted is brought into use, a habitat management plan shall be submitted and approved in writing by the Council as Planning Authority. The plan shall detail the aims of land management within the site, with the overall aim to increase the conservation value of the area as well as the ongoing improved land management needed to support such communities as stated in Section 6.3.3 of the Environmental Statement. Furthermore, the scheme shall include measures and programme for removing debris and mud/silt after flood events.
- 20 That before the development hereby permitted is brought into use, a management agreement, drawn up with those responsible for land management within the site, to progress the aims of the agreed habitat Management Plan as approved under Condition 19 above, shall be submitted and approved in writing by the Council as Planning Authority. Thereafter, the habitat management plan shall be implemented in accordance with the approved scheme and for the avoidance of doubt shall remain in force until the development is no longer required and the embankment removed and the land reinstated to its original condition.
- 21 That no part of the development hereby permitted shall begin until a detailed landscaping scheme, providing the mitigation measures as described in Section 5.3.3 of the Environmental Statement for tree and hedgerow planting is submitted and approved in writing by the council as Planning Authority. Thereafter, the tree/hedgerow planting scheme shall be implemented in accordance with the approved scheme. The species to be included in this expanded wooded area and the character of the ground flora shall be guided by the results of the National Vegetation Classification survey as approved under Condition 18 above.
- 22 That before the development hereby permitted is brought into use, details of a botanical monitoring scheme shall be submitted and approved in writing by the Council as Planning Authority. The scheme shall be undertaken as described in Section 6.3.3 of the Environmental Statement, and will continue for at least 5 seasons following the end of works. The scheme shall demonstrate how management is meeting the aims of the habitat Management Plan and also advise on any alteration required to meet these aims.
- 23 That before the development hereby permitted starts, a scheme to safeguard and enhance the water quality, during and post construction, shall be submitted and approved in writing by the Council as Planning Authority. The scheme shall incorporate the mitigation measures as described in Section 9.3.3 of the Environmental Statement and details of ongoing monitoring, management and maintenance, and remedial measures to safeguard water quality within the site. Thereafter, the approved scheme shall come into operation before work commences.
- 24 The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during development work. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. Terms of Reference for the watching brief will be supplied by the West of Scotland Archaeology Service. The name of the archaeological organisation retained by the developer shall be submitted in writing to the the Head of Planning and to the West of Scotland Archaeology Service in writing not less than 14 days before development

commences.

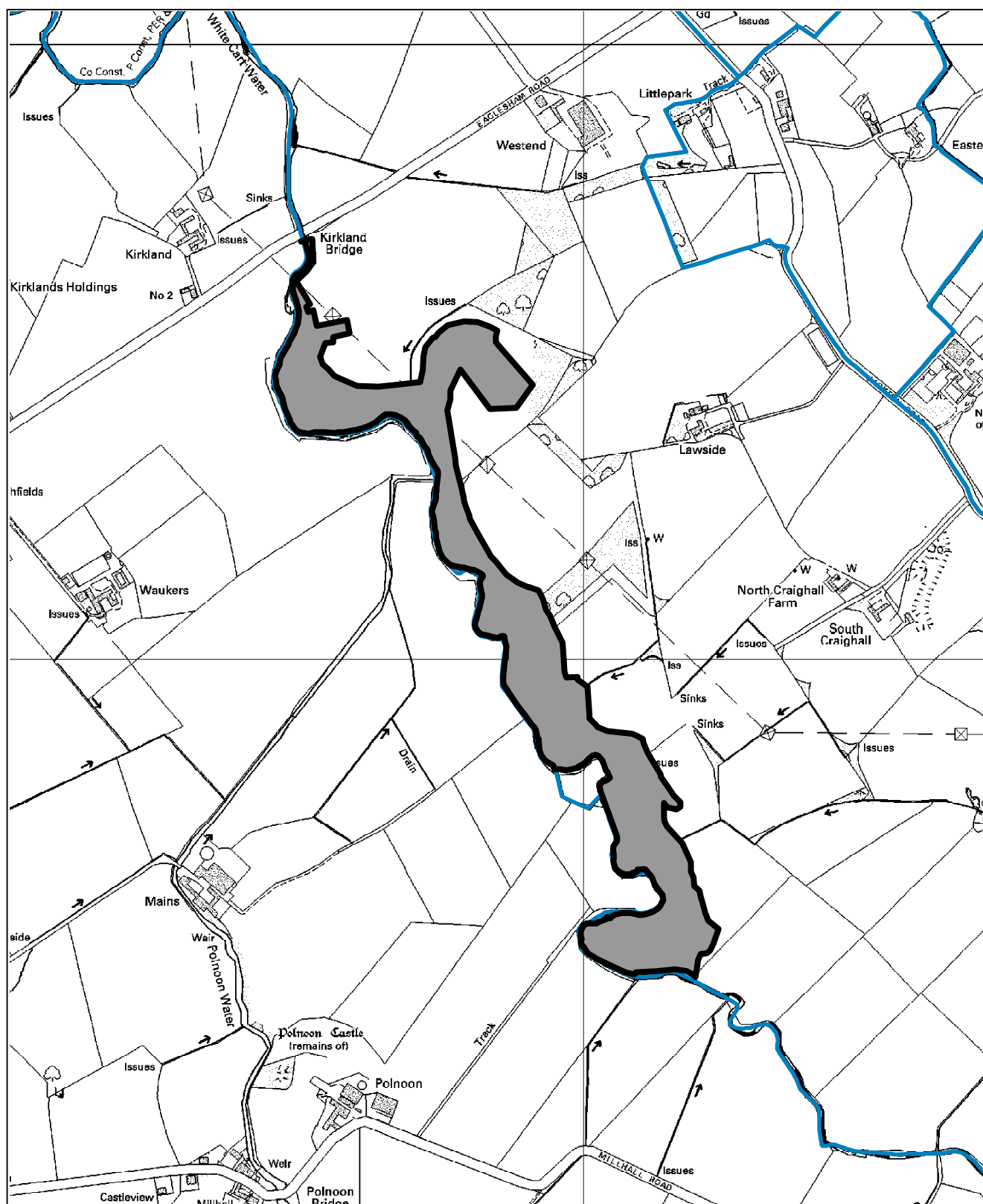
- 25 That no part of the development hereby permitted shall begin until written details of an archaeological mitigation plan is submitted and approved in writing by the Council as Planning Authority. The plan shall incorporate the mitigation measures identified within Section 11.3.3 of the Environmental Statement and shall include proposals for the avoidance and fencing of known archaeological sites, proposals for excavation and further analysis, recording and publication as may be necessary, where avoidance is not possible; proposals for a targeted watching brief during development, and the provision of contingency funds to allow for any major excavation and post excavation analysis found necessary during the watching brief phase. Thereafter, the approved archaeological scheme shall come into operation before work commences.
- 26 The design and layout of the permanent and temporary junctions including lighting should be designed in accordance with the Design Manual for Roads and Bridges (DMRB) and the Council's Guidelines for Development Roads and subject to more detailed discussion and agreement with ERC and SLC Roads and Transportation Services prior to construction commencing.
- 27 That no part of the development hereby permitted shall begin until details of the wheel and chassis wash facilities and location, which operates on a close cycle, are submitted and approved in writing to the Council as Planning Authority. Thereafter, the scheme for wheel washing shall operate throughout the construction period. Waste from such wheel washing facilities must be disposed of to the satisfaction of the Head of Planning in consultation with SEPA.
- 28 Any fuel, oil, lubricant, paint or solvent stored on site should be contained within bunds or double skin tanks which must be locked and capable of containing at least 110% of the largest capacity vessel stored therein and any spillage of any oil shall be dealt with immediately. Any electrical equipment utilising oils or any organic fluids should similarly be in a bunded area sufficient to contain any spillage. Details of this to be submitted and approved in writing by the Council as Planning Authority prior to the commencement of the development.
- 29 That construction work shall only take place between the hours of 0800 and 1800 hours on Monday to Friday inclusive, 0800 and 1300 hours on Saturday with no working on a Sunday or local or national public holiday, without the prior written approval of the Council as Planning Authority.
- 30 That operations involving construction/delivery vehicles during the construction period shall only take place between the hours of 1000 and 1600 Monday to Friday inclusive, 1000 and 1200 hours on Saturday.
- 31 That no part of the development hereby permitted shall begin until written details of the proposed mitigation measures to the minimise noise and vibration impact of the development as described in Section 8.3.3 of the Environmental Statement have been submitted and approved in writing by the Council as Planning Authority.

- 32 When entering or exiting the site hereby approved vehicles will utilise the following road network as discussed in the Environmental Assessment. To and from M77 : B764 Eaglesham Road – Redwood Drive – Glasgow Southern Orbital – M77. To and from M74 : B764 Eaglesham Road – Redwood Drive – Glasgow Southern Orbital – A726 Queesway – A725 Kingsway – A725 Expressway/Hamilton Road – M74. No Heavy Goods Vehicles should use Stewartfield Way as part of their route through East Kilbride.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 To ensure that the development and the mitigation measures identified within the Environmental Statement are provided in full, to maintain and contribute to the environmental quality of the area.
- 4 To ensure that the proposal is delivered in its entirety, and to ensure that the development delivers the environmental benefits as identified within the Environmental Statement.
- 5 To ensure that the development accords with the Environmental Statement and to enable the Council as Planning Authority to consider these matters in detail.
- 6 To clarify those details approved and to ensure that the proposal accords with the Environmental Statement.
- 7 To enable the Council as Planning Authority to consider these matters in detail and to ensure that the amenity of the surrounding area is protected.
- 8 To enable the Council as Planning Authority to consider these matters in detail and to ensure that the amenity of the surrounding area is protected.
- 9 To enable the Council as Planning Authority to consider these matters in detail.
- 10 To enable the Council as Planning Authority to consider these matters in detail and to ensure the amenity of the surrounding area is protected.
- 11 To enable the Council as Planning Authority to consider these matters in detail and to ensure the hydro-brake works properly, to safeguard surrounding land from significant flooding.
- 12 To enable the Planning Authority to consider these matters in detail and to ensure that the development complies with the Environmental Statement.
- 13 To ensure the protection of a protected species and to accord with the Environmental Statement and to allow the Council as Planning Authority to consider these matters in detail.
- 14 To enable the Planning Authority to consider these aspects in detail and to ensure that the development complies with the Environmental Statement.
- 15 To ensure the protection of a protect species and to accord with the Environmental Statement and to allow the Council as Planning Authority to consider these matters in detail.
- 16 In the interest of protecting important natural features within the area, and to ensure that the development complies within the Environmental Statement.
- 17 To enable the Planning Authority to consider these matters in detail and to ensure that the development is satisfactorily completed to minimise the visual impact of the proposal.
- 18 To protect the existing trees and shrubs so that they continue to contribute to the environmental quality of the area and soften the impact of the development.
- 19 To ensure that the site is properly managed and to ensure that the development is satisfactorily completed to minimise the visual impact of the proposal.

- 20 To ensure that the site is properly managed and to ensure that the development
is satisfactorily completed to minimise the visual impact of the proposal.
- 21 To enable the Planning Authority to consider these matters in detail and to
ensure that the development complies with the commitments within the
Environmental Statement and minimises the visual impact of the proposal.
- 22 To enable the Planning Authority to consider these matters in detail and to
ensure the scheme complies with the commitments within the Environmental
Statement and to protect the natural features within the area.
- 23 To enable the Planning Authority to consider these matters in detail and to
ensure the scheme complies with the commitments within the Environmental
Statement and to protect the quality of the water within the area.
- 24 To enable the Planning Authority to consider these aspects in detail and to
ensure that the development complies with the Environmental Statement.
- 25 To enable the Planning Authority to consider these aspects in detail and to
ensure that the development complies with the Environmental Statement.
- 26 To enable the Planning Authority to consider these matters in detail, in the
interest of public safety.
- 27 To ensure that all vehicles leaving the site will not emit dust or deposit mud,
slurry or other deleterious material on the adjoining public highway.
- 28 To enable the Planning Authority to consider these matters in detail and to
ensure that materials that could have an adverse impact on the natural
environment are adequately stored.
- 29 To protect the amenity of the surrounding area.
- 30 To protect the amenity of the surrounding area.
- 31 To enable the Council as Planning Authority to consider these matters in detail
and to protect the amenity of the surrounding area.
- 32 In the interests of road safety and amenity.



For information only

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