

	<h1>Report</h1>	Agenda Item <h2>5</h2>
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Report to: **Planning Committee**
Date of Meeting: **7 September 2010**
Report by: **Executive Director (Enterprise Resources)**

Application No EK/10/0028
Planning Proposal: Conversion of existing farmhouse and barns to form three dwellings, erection of three replacement dwellings within the footprint of existing farm sheds, formation of new vehicular access and associated landscaping

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Seapines (Blantyre) Ltd
- Location : Easthills Farm
Cathkin Road
Rutherglen
G73 5RE

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 conditions attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
(2) The applicant requires to obtain a servitude right of access over Council owned land prior to commencement of any works on the site.

3 Other Information

- ◆ Applicant's Agent: G5 Architecture & Design
- ◆ Council Area/Ward: 09 East Kilbride West
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
Policies STRAT3- The Greenbelt & Urban Settlements in the Greenbelt, CRE1- Housing in the Countryside, ENV30 – New Development Design Policy, ENV31 -New Housing Development, ENV34 - Development in the Countryside, DM1-Development Management.

- ◆ Representation(s):
▶ 0 Objection Letters

- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

SP Energy Network

TRANSCO (Plant Location)

Roads and Transportation Services (East Kilbride Area)

Planning Application Report

1 Application Site

- 1.1 The application site relates to an existing redundant farm steading building group at East Hills Farm, south of Cathkin. It is surrounded by fields which are bounded to the north by Cathkin Road and Glasgow Road, the main dual carriageway which links East Kilbride to Glasgow. The farm ceased operation around three years ago. The site extends to 1.27 hectares and currently comprises a traditional one and a half storey farmhouse, stone byres and metal clad agricultural sheds. In addition a partially ruined stone cottage exists detached from the main building group. The land is sloping gently down north and westward, albeit that some of the site is relatively level in and around the building group. The site enjoys an elevated position with panoramic views to the north over the city of Glasgow and the wider Clyde Valley.
- 1.2 Access to the site is via an existing farm track which is some 600 metres in length from Cathkin Road.

2 Proposal(s)

- 2.1 The applicant seeks planning permission to convert and extend the existing redundant sandstone byre and cottage and extend and upgrade the existing farm steading to form three residential units. The byre is attached to the farm steading and is substantially intact forming an important element of the farm buildings group. In addition permission is sought to demolish three large agricultural sheds at the site and erect three detached houses to form courtyard settings.
- 2.2 In respect of the partially ruined stone cottage it would be redeveloped and sensitively extended to form a single one and a half storey dwelling which would assist in consolidating the overall courtyard development. This unit is of split level design to fit into the contours of the site. The dwellings are generally of one and a half storey design incorporating bedroom accommodation within the roofspace and also at ground floor level. Four to five bedrooms are proposed, some with ensuite facilities, as well as three to four public rooms together with kitchen, utility and bathroom. The external finishes proposed are a mixed pallet of smooth render, natural stonework, timber framed windows, leaded dormers and natural slate roofs.
- 2.3 The proposal also includes the upgrade of the existing single lane farm access road by the construction of intervisible passing places and the re-design of the junction onto Cathkin Road to the specification of the Council's Roads and Transportation Service.
- 2.4 Supporting information including a habitat survey and a detailed design statement has been received with the application which explains the design concept of informal courtyard spaces. The character of the building design is rural, similar to a farmhouse or narrow plan cottage. The proposed dwellings vary in scale and ridge heights to break up the overall massing of the groups. The new development would replace existing sheds which are considered to make a negative contribution to the landscape and would assist in achieving a complete and coherent scheme in terms of design, mass and scale. Viewed from the north the massing of the new houses would replace the redundant cattle sheds, currently prominent steel framed structures on the skyline. The existing sheds have a cumulative footprint of 2960 square metres whereas the proposals for the three new dwellings have a cumulative footprint of 975 square metres. The new houses would therefore have a reduced scale on the sky line thus providing a suitable well designed development set back from the slope.
- 2.5 In addition, the submitted design statement explains that up to date technologies are to be implemented to ensure efficient and sustainable use of energy.

- 2.6 In respect of the habitat survey submitted dated September 2009, no concerns regarding the presence of protected species were raised with the usual mitigation measures being recommended.

3 Background

3.1 Local Plan Status

- 3.1.1 In terms of the adopted South Lanarkshire Local Plan, the application site is located within an area designated as Greenbelt, as defined by Policy STRAT3. Policy CRE1 – Housing in the Countryside is also relevant. Within Part 4 (Reuse or Conversion of an existing Building for Housing) of this policy it states that proposals for the rehabilitation or change of use of disused or redundant traditional buildings for residential purposes in the countryside will be given favourable consideration subject to detailed criteria.
- 3.1.2 The conversion element of the proposal, for the re-use and conversion of the existing byres and the redevelopment of the traditional cottage to dwelling houses, complies with Part 4 of Policy CRE1 given that it relates to traditional buildings which are structurally sound but are no longer required for their former agricultural purpose. Proposed alterations and extension of these buildings have been sensitively designed to be in keeping with the adjacent traditional farm steading building.
- 3.1.3 In terms of the new houses proposed, this element requires to be assessed under criterion (i) of Policy CRE1-Part 4 given that it introduces new build to replace the existing farm buildings. Criterion (i) states that “In cases where existing buildings that are considered to make a negative contribution to the landscape, amenity and/or character of the area and are interspersed with traditional steading buildings, consideration will be given, exceptionally, to allowing their replacement with an appropriate style of houses where this is justified to enable the retention of the other existing buildings. Any such buildings allowed must respect the size, form and materials of the other retained buildings on the site”. This proposal would result in the removal of these three large, redundant steel-clad sheds which make a negative contribution to the landscape and character of this area. The proposal for these houses has been the subject of very careful design taking cognisance of the surrounding landscape and the other existing traditional buildings on the site. The location of the new houses is deliberate to enable the formation of informal courtyards. While the new properties would be of larger proportions, careful design using different shape, roof ridge heights etc is proposed which will result in the new dwellings remaining in scale with the heights and proportions of the other converted farm buildings. It is therefore considered that the new houses comply with the relevant part of Policy CRE 1 of the South Lanarkshire Local Plan.
- 3.1.4 Policy DM1 – Development Management in the adopted local plan states that all proposals should fully take into account the local context and built form and that the development should be compatible in terms of scale, massing and the external materials of adjacent buildings and surrounding streetscape.
- 3.1.5 It is considered that the proposed development is acceptable within its existing site as it has been carefully designed in the context of the existing farm buildings group and does not adversely affect the landscape character of the area given the quality of design proposed. Therefore it complies with Policy DM 1 Development Management of the South Lanarkshire Local Plan.

3.2 Relevant Government Advice

- 3.2.1 Scottish Planning Policy states that opportunities to replace run-down housing and steadings, and to provide limited new housing along with converted rehabilitated buildings, should be supported where the development is designed to fit in the landscape setting and will result in a cohesive grouping. Modernisation and steadying conversion should not be constrained within the original footprint or height limit unless there are compelling design or conservation reasons for doing so. All new development should respond to the specific local character of the location, fit in the landscape and seek to achieve high design and environmental standards, particularly in relation to energy efficiency. Planning Authorities should apply proportionate standards to access roads to enable small developments to remain viable.
- 3.2.2 Scottish Planning Policy also states that Greenbelt designation should be used to direct development to suitable locations, not to prevent development from happening. Development within the Greenbelt should be of a high design quality and a suitable scale and form.
- 3.2.3 As discussed above, the proposal for the new houses has been the subject of very careful design taking cognisance of the surrounding landscape and the other existing traditional buildings on the site. A reduction of the footprint of the redundant agricultural sheds is proposed which will result in the new dwellings remaining in scale with the surrounding landscape setting. The other part of the proposal to convert the redundant byre and cottage will ensure the retention of traditional buildings in the Greenbelt. It is therefore considered that the proposed development is acceptable and that the proposal conforms with national planning policy.

3.3 Planning History:

- 3.3.1 None Relevant.

4 Consultation(s)

- 4.1 **Environmental Services** – have no objections to the proposal.
Response: Noted.
- 4.2 **Roads & Transportation Services H.Q. (Flooding)** - have no objection to the proposal subject to the Council's Sustainable Urban Drainage Systems(SUDS) design criteria being satisfied through the completion of a self certification document.
Response: Noted.
- 4.3 **Scottish Water** - have no objections to the proposal subject to the provision of an acceptable sewerage system and a sustainable urban drainage system for the development.
Response: Noted.
- 4.4 **SP Energy Network** - no response.
Response: Noted
- 4.5 **TRANSCO (Plant Location)** - have no objections to the proposal.
Response: Noted.
- 4.6 **Roads and Transportation Services (East Kilbride Area)** - detailed discussions have taken place with the applicant resulting in the roads issues in terms of junction arrangement, sight lines, passing places etc being addressed. Therefore Roads and Transportation Services have no objections to the proposal subject to conditions and

to the applicant obtaining control of land to enable a required footpath connection to be constructed.

Response: Noted. Suitable conditions would be attached to any approval to address all roads issues. The applicant is in discussion with the Council's Estates Department to finalise a servitude right of access over Council owned land to enable the construction of passing places, junction upgrade and footpath link to the existing public footpath network on Cathkin Road.

5 Representation(s)

- 5.1 Statutory Neighbour Notification was undertaken, however no letters of representation were received in respect of the proposals.

6 Assessment and Conclusions

- 6.1 The proposal involves the conversion of an existing farmhouse and barns to form three no. dwellings, erection of three no. replacement dwellings within the footprint of existing farm sheds, formation of new vehicular access and associated landscaping. The main determining issues in this instance are the extent to which the proposal complies with the adopted local plan and its effect on the character and amenity of the area.
- 6.2 The site lies within the Greenbelt where Policy STRAT 3 of the South Lanarkshire Local Plan applies. This policy requires that the Council resists development within the Greenbelt unless it is considered appropriate, for example where change of use of disused or redundant traditional buildings would consolidate such groups. As the application site consists of a group of traditional redundant farm buildings I am satisfied that the proposed conversion of these buildings to dwellings together with the redevelopment of a reduced footprint from large redundant agricultural sheds for three additional dwellings is appropriate provided there is no adverse impact on the amenity and landscape character of the area.
- 6.3 Policy CRE1 is particularly relevant. Within Part 4 (Reuse or Conversion of an existing Building for Housing) of this policy it states that proposals for the rehabilitation or change of use of disused or redundant traditional buildings for residential purposes in the countryside will be given favourable consideration subject to detailed criteria. The conversion element of the proposal, for the re-use and conversion of the existing byres and the redevelopment of the traditional cottage to dwelling houses, complies with Part 4 of Policy CRE1 given that it relates to traditional buildings which are no longer required for their former agricultural purpose and merit retention and conversion. Proposed alterations and extensions to these buildings have been sensitively designed to complement the adjacent traditional farm steading building.
- 6.4 In terms of the new houses proposed, this element has been assessed under criterion (i) of Policy CRE1-Part 4 given that it introduces new build to replace the existing farm buildings. Criterion (i) states that "In cases where existing buildings that are considered to make a negative contribution to the landscape, amenity and/or character of the area and are interspersed with traditional steading buildings, consideration will be given, exceptionally, to allowing their replacement with an appropriate style of houses where this is justified to enable the retention of the other existing buildings. Any such buildings allowed must respect the size, form and materials of the other retained buildings on the site". This proposal would result in the removal of these three large, redundant steel-clad sheds which make a negative contribution to the landscape and character of this area. The proposal for these houses has been the subject of very careful design taking cognisance of the surrounding landscape and the other existing traditional buildings on the site. The

location of the new houses is deliberate to enable the formation of informal courtyards. While the new properties would be large properties, careful design using different scales, roof ridge heights etc is proposed which will result in the new dwellings remaining in scale with the heights and proportions of the other converted farm buildings. It is therefore considered that the new houses comply with the relevant part of Policy CRE 1 of the South Lanarkshire Local Plan.

- 6.5 Policies ENV30, ENV31 and DM1 aim to give full consideration to local surroundings and avoid adverse impacts upon amenity and road safety whilst promoting high quality, sustainable designs. The proposal relates to a redevelopment of the site of a proposed design to consolidate the existing building group by creating informal courtyards. This would reduce the overall footprint of the original building group and therefore in my opinion would reduce the impact of buildings on the skyline which at present make a negative contribution to the landscape, amenity and character of this part of the Greenbelt.
- 6.6 Policy ENV34 aims to conserve the natural and built environment and to avoid adverse impacts on biodiversity, natural and built heritage resources; to respect existing landscape form with new buildings being designed to enhance the surrounding landscape and built form; to existing retain trees, hedgerows etc; to avoid dominating or adversely interfering with existing views in and out of the site; to adopt sympathetic design to the rural environment; to promote high quality and innovative design; to use appropriate materials which respect and reinforce local character; to incorporate energy efficient designs and layout as well as SUDS; to avoid inappropriate urbanisation by way of kerbs, pavements high lighting levels; to minimise waste generation, and for the design to include recycling provision etc. The applicant has submitted a detailed design statement which successfully addresses the criteria outlined above. Given the careful design of the units to form courtyards, the setting back of the properties from the ridge line and the introduction of different heights to reduce their dominance it is considered that the proposal is in compliance with this policy.
- 6.7 Therefore in considering the above I conclude the proposed development is consistent with relevant local plan policies and is acceptable in terms of its impact on local amenity and landscape character of the area. I would therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal complies with Policies STRAT 3, CRE1, ENV30, ENV31, ENV34 and DM1 of the South Lanarkshire Local Plan (Adopted) and there would be no adverse impact on the landscape character and visual amenity of the area.

Colin McDowall
Executive Director (Enterprise Resources)

20 August 2010

Previous References

- ♦ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - Environmental Services 25/02/2010
 - Roads and Transportation Services (East Kilbride) 25/02/2010
 - TRANSCO (Plant Location) 15/02/2010
 - Scottish Water 10/02/2010
 - Roads & Transportation Services H.Q. (Flooding) 29/03/2010
- ▶ Representations
 - None

Contact for Further Information

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

Maud McIntyre, Planning Officer, Civic Centre, East Kilbride
Ext 6385, (Tel : 01355 806385)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers: 266(0)05 Rev B; 3471/110 Rev A; 3471/111; 266(0)07; 266(0)04 Rev B; 266(0)03; 266(0)02 Rev A; 266(0)06; 266(4)06; 266(3)20; 266(3)12; 266(3)11; 266(1)11; 266(1)10; 266(4)05; 266(3)19; 266(3)10; 266(3)09; 266(1)09; 266(1)08; 266(4)04; 266(3)18; 266(3)17; 266(3)08; 266(3)07; 266(1)07; 266(1)06; 266(3)16; 266(4)03; 266(3)06; 266(3)05; 266(1)05; 266(1)04; 266(3)15; 266(4)02; 266(3)14; 266(3)04; 266(3)03; 266(1)03; 266(1)02; 266(3)13; 266(4)01; 266(3)02; 266(3)01; 266(1)01; 266(0)03; 266(0)11; 266(0)10; 266(0)01; 266(0)02.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 That the roofs of the residential units shall be clad externally in natural slate.
- 5 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 6 That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.
- 7 That the existing trees to be retained must be protected in accordance with methods as set out in BS5837/1991 during and until completion of all site operations and building works.
- 8 All trees to be removed must be replaced by semi-mature trees of a similar species at the locus to the satisfaction of the Council as Planning Authority.
- 9 That no hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.
- 10 That within 3 months of the date of this permission, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.

- 11 That the landscaping scheme approved under the terms of Condition 10 above, shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the buildings or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 12 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.
- 13 That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 12 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 14 That before development starts, details of all boundary treatments 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.
- 15 That the use of the garages hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in or from the garage.
- 16 That before the development hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 17 That before the development hereby approved is brought into use, a dropped kerb footpath access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 18 That notwithstanding the terms of Condition 17 above, crossing points with dropped kerbs together with a footway link to the existing footway network on Cathkin Road shall be provided at the applicant's expense at the positions marked purple on the approved plan to permit access for the disabled.
- 19 That before the development hereby approved is completed or brought into use, the access shall be carried in approximately level with the existing road for a distance of 10 metres from the edge of the carriageway.
- 20 That before the development hereby approved is completed or brought into use, the first 20 metres of the vehicular access from the heel of the carriageway shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.
- 21 That before the development hereby approved is completed or brought into use, a turning area shall be provided within the site to enable refuse and service vehicles to enter and leave the application site in forward gears at all times.

- 22 That no dwellinghouse shall be occupied until the access road and footpaths (including new footpath link to existing footpath network on north side of Cathkin Braes Road) leading thereto from the existing public road have been constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 23 That before the dwellinghouses hereby permitted is occupied, 24 car parking spaces shall be provided within the curtilage of the plot and outwith the public road or footway and shall thereafter be maintained to the specification of the Council as Planning Authority.
- 24 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 120 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 25 The surface of vehicular access shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 26 That before the development hereby approved is completed or brought into use, lay-bys for standing vehicles shall be constructed at the developers expense and to the specification of the Council as Roads and Planning Authority and shall be maintained thereafter to the satisfaction of the Council.
- 27 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.
- 28 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.
- 29 That the built development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the plans submitted to and approved by the Council as Planning Authority under the terms of Condition 28 above.
- 30 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.
- 31 That before any development commences on site, details of facilities for the storage of refuse within the site, including design, location, external finishes and access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwelling unit shall be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority.
- 32 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the

principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and requirements.

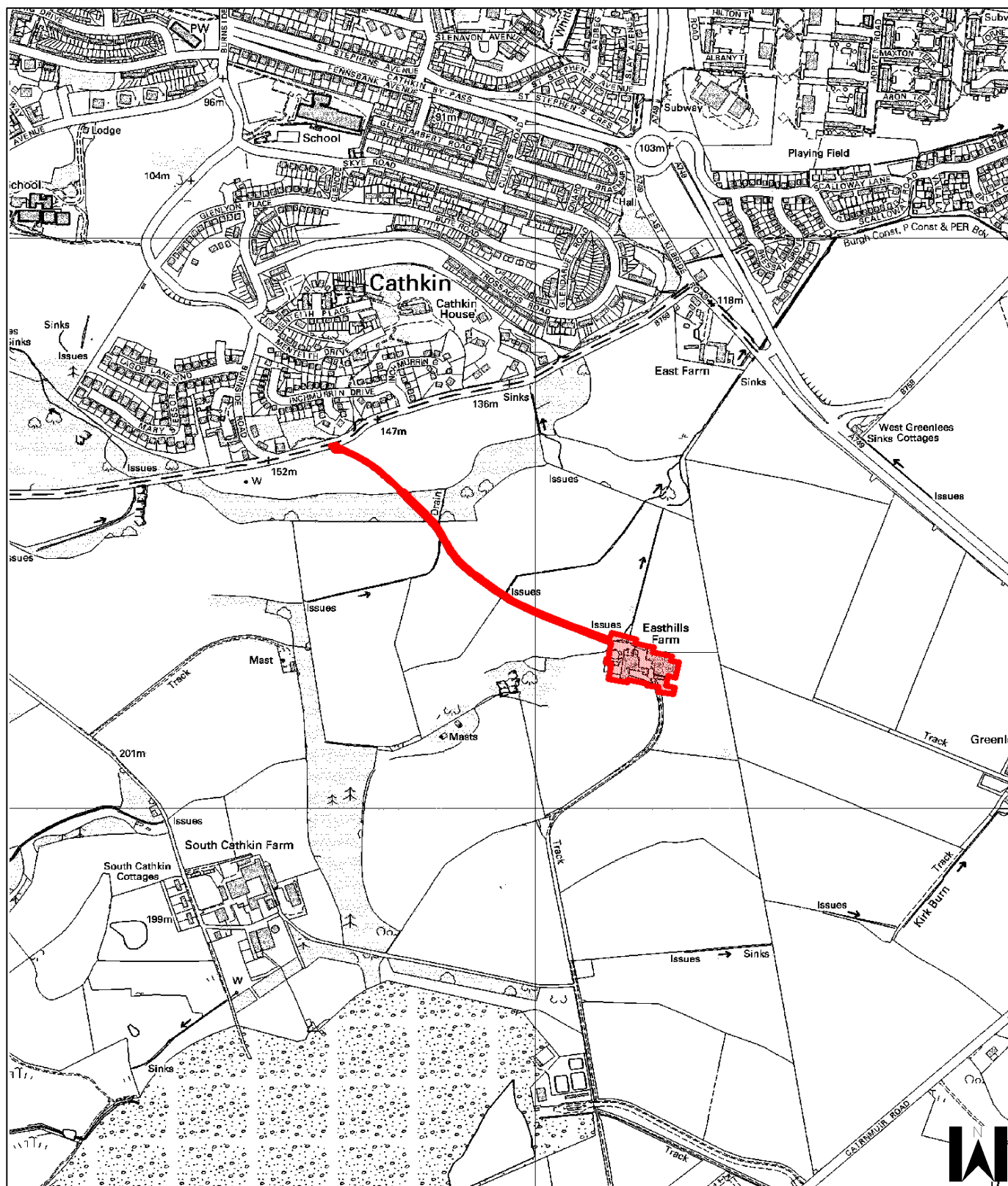
- 33 That no demolition/development works or hedge and tree removal/felling shall commence until a survey, to determine the presence of roosting bats and or nesting birds, has been undertaken by a suitably qualified person in accordance with the requirements of the submitted Bat Survey and Scottish Natural Heritage.
- 34 That no downtakings/demolition of buildings sheds or structures on the site shall be undertaken during the bird breeding season (March to August inclusive) without the prior written approval of the Council as Planning Authority. If this is not possible then a qualified ecologist should survey the area for breeding birds and mitigation should be proposed if birds are found to be nesting.
- 35 Prior to the commencement of development on site, an energy statement which demonstrates that on-site zero and low carbon energy technologies contribute at least an extra 15% 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 15% 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.
- 36 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.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of amenity.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 7 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 8 In the interests of amenity.

- 9 To ensure the protection and maintenance of the existing mature hedging within the site.
- 10 In the interests of the visual amenity of the area.
- 11 In the interests of amenity.
- 12 These details have not been submitted or approved.
- 13 In order to retain effective planning control
- 14 These details have not been submitted or approved.
- 15 To retain effective planning control and safeguard the amenity of the area.
- 16 In the interest of public safety
- 17 In the interest of public safety
- 18 In the interest of public safety
- 19 In the interest of public safety
- 20 To prevent deleterious material being carried into the highway.
- 21 In the interest of public safety
- 22 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 23 To ensure the provision of adequate parking facilities within the site.
- 24 In the interest of road safety
- 25 In the interest of public safety
- 26 To ensure the provision of adequate parking facilities within the site.
- 27 In order to retain effective planning control
- 28 To ensure the provision of a satisfactory land drainage system.
- 29 To ensure the provision of a satisfactory land drainage system.
- 30 To ensure provision of a satisfactory sewerage system.
- 31 To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.
- 32 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.
- 33 In order to comply with Annex IV of the EC Habitats Directive(92/43/EEC) and the Wildlife and Countryside Act 1981(as amended).
- 34 To ensure compliance with the Wildlife and Countryside Act 1981, as amended by the Nature Conservation (Scotland) Act 2004. In particular it is an offence for any person to intentionally or recklessly kill, injure or take any wild bird or their eggs or for any person to intentionally or recklessly damage or destroy the nest of any wild bird while it is being built or used.
- 35 To secure a reduction in carbon dioxide emissions.
- 36 To secure a reduction in carbon dioxide emissions.

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