

Report

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Report to:	Planning Committee
Date of Meeting:	26 June 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	EK/17/0305
Planning proposal:	Formation of a primary road, with associated engineering, drainage and landscaping for the East Kilbride Community Growth Area (part)

1 Summary application information

Application type:	Detailed planning application
Applicant:	Cala Homes (West)/Lynch Homes
Location:	Land To The South West Of East Kilbride, Largely Bounded By Eaglesham Road, Jackton Road And Newlands Road

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached

2.2 Other actions/notes

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

3 Other information

- ◆ Applicant's Agent: Geddes Consulting
- ◆ Council Area/Ward: 06 East Kilbride South
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**

Policy 1 – Spatial Strategy
Policy 2 – Climate Change
Policy 4 – Development Management and Place Making
Policy 14 – Green network and greenspace
Policy 16 - Travel and transport
Policy 17 - Water environment and flooding

Supplementary Guidance
Development Management, Place Making and Design
Green Network and Greenspaces

South Lanarkshire Local Development Plan 2 (Proposed Plan 2018)

Policy 1 - Spatial Strategy

Policy 2 – Climate Change

Policy 5 – Development Management and
Placemaking

Policy 13 – Green Network and Greenspace

Policy 15 – Travel and Transport

Policy 16 – Water Environment and Flooding

Policy SDCC2 – Flood Risk

Policy SDCC3 – Sustainable Drainage Systems

Policy SDCC4 – Sustainable Transport

Policy DM1 – New Development Design

Policy NHE18 – Walking, cycling and riding routes

Policy NHE20 - Biodiversity

◆ Representation(s):

▶	3	Objection Letters
▶	0	Support Letters
▶	1	Comment Letters

◆ Consultation(s):

Countryside and Greenspace

Roads Development Management Team

SP Energy Network

Jackton And Thorntonhall Community Council

Environmental Services

RT Flood Risk Management Section

SEPA West Flooding

Scottish Natural Heritage

Scottish Water

West of Scotland Archaeology Service

Planning Application Report

1 Application Site

- 1.1 This planning application relates to the proposed primary road that is planned to run through the East Kilbride Community Growth Area resulting in a connection between Eaglesham Road, at Jackton, and Lindsayfield Road. The application site covers an area of 17.50 hectares and relates to the area required to develop the road and associated engineering and landscaping works. The western boundary of the site connects with Eaglesham Road in Jackton and the eastern boundary connects with Lindsayfield Road, where the road currently terminates at the periphery of the Lindsayfield housing area. The land in question is predominantly agricultural in nature at present.

2 Proposal(s)

- 2.1 Detailed planning permission is sought for an overall length of road of approximately 1.9km. A total of three drainage ponds are proposed to deal with surface water drainage from the road. The proposed layout includes three roundabouts, one of which will connect with Eaglesham Road in Jackton and the other two would connect to development parcels within the wider CGA. Although the overall width of the road and footways varies on the site to accommodate engineering features such as roundabouts and crossing points, the dimensions for the majority of the route comprise a 6 metre wide road, 3 metre wide cycleway and 2 metre wide footpath. The landscaping plan submitted to support the proposal indicates a 2 metre wide amenity grass verge on one side and 2 metre wide verge with tree planting on the other. On the parts of the route where housing within the CGA will not be brought forward at an early stage, a sloping embankment seeded with a wildflower mix will also be provided.
- 2.2 An associated application for planning permission in principle is the subject of a separate report (EK/09/0218) on this agenda. This proposes to provide approximately 1950 houses, a new primary school, small scale retail/commercial development, as well as integrated green network and open space. The applicants have advised that construction of the proposed road subject to this application will take place simultaneously at both ends of the site (Eaglesham Road and Lindsayfield Road), with the central link provided as the final piece of infrastructure.
- 2.3 Planning application EK/09/0218, as originally submitted, was supported by an Environmental Impact Assessment. For the 2016 revised submission, to EK/09/0218 an updated Environmental Impact Assessment was required from the applicant under Schedule 2 of the Environmental Impact Assessment (Scotland) Regulations 2011. This updated Environmental Statement has also been submitted to support this planning application under consideration. The updated Environmental Statement covers: traffic, transportation and access; surface water, flooding and SuDs; and ecology.

3 Background

3.1 Local Plan Status

- 3.1.1 In land use terms, the site is identified within the adopted South Lanarkshire Local Development Plan (2015) as forming part of the designated East Kilbride Community Growth Area (Policy 1 Spatial Strategy) and is allocated as a Proposed Housing Site

(Policy 12 Housing Land). Appendix 3 (Development priorities), relative to Policy 1, sets out the requirements for the CGA, as follows:

- Definition of new landscape measures to consolidate new green belt edges and establish green networks within the development.
- Improved public transport services through the development area.
- Contribution to the improvement of park and ride facilities at Hairmyres Station.
- Local road network improvements and walking/cycling network through the development area.
- Provision of a new primary school and pre-5 nursery school.
- Contribution to the extensions of local secondary schools.
- Provision of local retail facility of a scale appropriate to serve the community growth area.
- The provision of one grass sports pitch or equivalent provision locally.
- Assess and consider the impact of development on the setting of listed buildings and other prominent buildings, including the police college, Newhouse of Jackton.
- Provision of housing types to accord with Local Development Plan policies including affordable housing.
- Upgrade or contributions towards trunk road improvements as required.

3.1.2 In addition to the above policy designation, which provides the overarching local plan policy direction for the CGA, the proposed development is affected by a number of additional policies within the Local Plan, as follows:

- Policy 2 - Climate Change
- Policy 4 – Development Management and Place Making
- Policy 14 – Green network and greenspace
- Policy 16 - Travel and transport
- Policy 17 – Water environment and flooding

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 1 - Spatial Strategy
- Policy 2 – Climate Change
- Policy 5 – Development Management and Placemaking
- Policy 11 – Economic Development and Regeneration
- Policy 12 – Housing Land
- Policy 13 – Green Network and Greenspace
- Policy 15 – Travel and Transport
- Policy 16 – Water Environment and Flooding
- Policy SDCC2 – Flood Risk

- Policy SDCC3 – Sustainable Drainage Systems
- Policy SDCC4 – Sustainable Transport
- Policy DM1 – New Development Design
- Policy NHE18 – Walking, cycling and riding routes
- Policy NHE20 - Biodiversity

3.2 **Relevant Government Advice/Policy**

3.2.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy (SPP) 2014 and National Planning Framework 3 (NPF3). NPF3 aims to facilitate new housing development, particularly in area where there is continuing pressure for growth. SPP introduces a presumption in favour of development that contributes to sustainable development. Further, the planning system should enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places.

3.3 **Planning Background**

3.3.1 Planning application EK/09/0218 relates to the planning permission in principle application for the East Kilbride CGA, consisting of a mixed use development comprising residential, retail and education uses, and associated engineering works for site infrastructure, new access and distributor road, formation of open space framework with landscaping works. This application was approved at planning committee (December 2011) subject to the conclusion of a legal agreement. To date this legal agreement has not been concluded; therefore the decision notice has not been issued. A revision to the masterplan was submitted in November 2016 which is the subject of a separate report on this agenda. Planning application EK/11/0202 has also been submitted for part of the CGA, primarily north of Eaglesham. This planning application for planning permission in principle also includes a masterplan outlining proposals for approximately 400 dwellings and associated engineering/landscaping works. This application was approved at planning committee in March 2012, subject to the conclusion of a legal agreement. To date the legal agreement has not been concluded therefore the decision notice for that application has not been issued. A detailed planning application (EK/17/0321) was approved at the planning committee on 29 May 2018 for a four-arm roundabout to serve the masterplan for EK/11/0202.

4 **Consultation(s)**

4.1 **Roads Development Management Team** – following discussions with the applicant and submission of additional details, there are no objections, subject to compliance with conditions and roads construction consent requirements.

Response: Noted. Appropriate conditions and advisory notes can be added to any consent granted.

4.2 **Roads and Transportation Services Flood Risk Management** – have no objections, subject to the applicants satisfying the Council's design criteria and conditions relating to Sustainable Urban Drainage Systems and flood risk.

Response: Noted. Appropriate conditions can be attached to any consent granted.

4.3 **Environmental Services** – have requested conditions on contamination/remediation, dust mitigation and noise.

Response: Noted. Appropriate conditions can be added to any planning permission issued. In respect of noise matters, the applicant has submitted a noise impact assessment to support the proposal. It is considered that all noise related matters have been satisfactorily addressed.

- 4.4 **Countryside and Greenspace** – have no objections following submission of additional landscaping details.
Response: Noted. Conditions can be imposed in relation to implementation of approved details.
- 4.5 **SEPA** – have no objections.
Response: Noted
- 4.6 **Scottish Water** – have no objections but have noted the location of Scottish Water Assets within the site.
Response: Noted. The application has been provided with the relevant information.
- 4.7 **SP Energy Networks** – following submission of additional information, there are no objections, subject to the imposition of conditions.
Response: Noted. Appropriate conditions can be imposed on any planning permission issued.
- 4.8 **Scottish Natural Heritage** – following submission of an updated otter survey, there are no objections. A further pre-construction survey for otters and badgers is recommended.
Response: Noted. An appropriate condition can be imposed on any planning permission issued.
- 4.9 **West of Scotland Archaeology Service** – have recommended imposition of a standard planning condition requiring a written scheme of investigation in respect of archaeological works.
Response: Noted. An appropriate condition can be imposed on any planning permission issued.
- 4.10 **Jackton and Thorntonhall Community Council** – have not responded
Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken and the proposal was advertised for nature or scale of development, non-notification of neighbours and submission of an Environmental Statement. Four letters of representation have been received in respect of the proposed development.
- 5.2 The grounds of objection and issues raised can be summarised as follows:
- a) **Concern over potential impacts on flora, fauna and wildlife. Any proposed landscaping should be designed to benefit moths and butterflies.**
Response: An Environmental Statement has been submitted in support of the application, which covers ecological matters. It is considered that the proposal will not result in the loss of any habitats or features of significant biodiversity value. A landscaping plan has been submitted to ensure the provision of appropriate planting.
- b) **The design of the proposed roundabout at the Eaglesham Road end of the site could sterilise a proposed affordable housing site, which would be accessed off Eaglesham Road.**
Response: It is noted that a planning application (EK/17/0350) has been submitted for a development of 24 flatted dwellings, with a vehicle access

point on the north side of Eaglesham Road. Discussions have taken place with both applicants regarding the site access for this proposed housing development.

- c) **The proposed location of the roundabout on Eaglesham Road is unsuitable because it is the centre of the old hamlet of Jackton. This would destroy the character of this old rural hamlet.**

Response: It is noted that the proposed roundabout lies immediately south of the existing Eaglesham Road on land that is currently used for agricultural grazing. While it is noted that the roundabout will have a visual presence, it is considered that given the magnitude of the proposed change to the character of the area resulting from the CGA, in this context, the roundabout in isolation will not have a significant adverse impact on the character of the area.

- d) **The proposed roundabout is too close to the junction with Jackton Road and too close to the second roundabout proposed in planning application EK/17/0321. The proliferation of junctions would be a traffic hazard and visually intrusive.**

Response: Roads and Transportation have confirmed that there is no objection to the position of the roundabout in road safety terms.

- e) **The preferable solution would be just one new roundabout to serve both the north and south of the community growth area. The location would be better and safer located towards the vicinity of the police college.**

Response: Roads and Transportation Services are satisfied that the proposed arrangements for roads infrastructure to serve the CGA as a whole are acceptable.

- 5.2 These letters has been copied and are available for inspection in the usual manner and on the planning portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for construction of a two lane road and associated works to provide access to the housing areas associated with the East Kilbride Community Growth Area (CGA). The road will also provide a through connection between Eaglesham Road and Lindsayfield Road. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that all planning applications are determined in accordance with the development plan, unless other material considerations indicate otherwise. The main determining issues therefore in the assessment of this application are whether the proposed development is in compliance with local plan policy.

- 6.2 The adopted South Lanarkshire Local Development Plan 2015 (SLLDP) identifies the site, in land use terms, as being within a community growth area (as defined by Policy 1 – Spatial Strategy). The site is also allocated as proposed housing land (Policy 12 – Housing land) to reflect the designation of the CGA. This proposal comprising the creation of the main distributor road through the CGA and three roundabouts is a fundamental component of the delivery of the CGA in terms of achieving links to the wider area. The general position and route of the access road has been established through the preparation of the Masterplan submitted with the current application for planning permission in principle (EK/09/0218). Roads and Transportation Services have confirmed that the proposed design of the road and the way it connects to the wider area is appropriate to serve the proposed level of new

housebuilding within the CGA and will contribute to sustainable transport options through the provision of pedestrian and cycle links.

- 6.3 In terms of the detail of the proposal, Policy 4 of the SLLDP states that all planning applications should take fully into account the local context and built form. Furthermore, any proposal should not result in significant adverse environmental or amenity impacts. In this regard, it is noted that the proposal takes into account the requirement for adequate pedestrian and cycle connections to encourage sustainable travel. Further, a detailed landscaping plan has been submitted, which includes details of tree, shrub and grass planting to soften the appearance of the road and provide green network connections to the larger CGA development areas. In terms of potential amenity impacts, it is noted that the proposed road is not positioned in close proximity to existing residential properties for the majority of the route. At the Eaglesham Road end of the site, there is a proposed three arm roundabout to connect to Eaglesham Road. It is noted that the detailed plans for this part of the site show the proposed roundabout positioned immediately south of Eaglesham Road, with arrangements in place to enable existing properties to access the revised road layout. While it is acknowledged that there is likely to be some disturbance during construction, it is considered that proposed layout will not result in a significant long term loss of amenity for existing residents of Eaglesham Road. Given the above, it is considered that the proposal is in compliance with policy 4, in respect of potential visual, amenity and safety impacts.
- 6.4 The application site also lies in an area designated as green network, where policy 14 (Green network and greenspace) of the SLLDP applies. This policy seeks to safeguard the local green network and identify opportunities for enhancement and/or extension to contribute towards objectives including promoting active travel, placemaking and supporting biodiversity. In this regard, it is noted that majority of the proposed development will be on agricultural grazing land and that the proposed road incorporates extensive landscaping features and includes enhanced space for cycling and pedestrian movement. The applicant has submitted relevant supporting information associated with planning application EK/09/0218 which is applicable to the potential impacts of the proposed road relating to the wider context. It is noted that the proposal will not result in loss of any significant biodiversity or landscape features. As such, it is considered that the proposal will not result in a significant change to quality or volume of green network on the site and that the proposed landscape planting will provide some enhancement to local green networks and biodiversity, in compliance with policy 14. In terms of flood risk and impact on the water environment (Policy 17 of the SLLDP), it is noted that the proposal includes sustainable drainage features while supporting information shows there would not a flood risk. The position is accepted by the Flood Management team within the Council and SEPA.
- 6.5 It is noted that none of the consultees have raised any issues that cannot be addressed through the use of planning conditions or informatives attached to any planning consent, however four letters of representation have been received. The grounds of objection have been considered in detail in Section 5 of the report and it is considered that the issues raised can be dealt with by planning conditions/informatives or would not merit refusal of this planning application.
- 6.6 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.

- 6.7 In summary, it is noted that the proposed road and associated works are designed to support the delivery of the East Kilbride CGA, which is a development priority for the Council, as detailed in policy 1 of the SLLDP. Furthermore, given that the proposal will not result in adverse amenity, environmental or safety impacts, it is considered that the proposed development is in compliance with policies 2, 4, 14, 16 and 17 of the SLLDP, as detailed above. It is, therefore, recommend that planning permission is granted, subject to the attached conditions.

7 Reasons for Decision

- 7.1 The proposal will have no significant adverse impact on amenity, public safety or the local environment and complies with the provisions of Policies 1, 2, 4, 14, 16 and 17 of the South Lanarkshire Local Development Plan 2015 and associated Supplementary Guidance and the Proposed South Lanarkshire Local Development Plan 2.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

15 June 2018

Previous references

- ◆ EK/09/0218

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Neighbour notification letter dated

- ▶ Consultations
 - Countryside And Greenspace 16.02.2018
 - Roads Development Management Team 29.08.2017
&
08/06/2018
 - SP Energy Network 25.04.2018
 - Environmental Services E-consult 30.11.2017
 - RT Flood Risk Management Section 31.08.2017
 - SEPA 08.11.2017
 - West of Scotland Archaeology Service 19.09.2017
 - Scottish Natural Heritage 12.09.2017
 - Scottish Water 21.09.2017

- ▶ Representations Dated:
 - Joe Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS 13.09.2017

Robertson Frame Limited on behalf of Dr B I Wood, Victoria Chambers, 142 West Nile Street, Glasgow, G1 2RQ 20.09.2017

Alex and Claire Marr, Little PSRK House, Jackton, G75 8RR 03.10.2017

James Barclay, Little Park Cottage, Jackton, G75 8RR 05.10.2017

Contact for further information

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

Alan Pepler, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Ext: 5052 Tel (01698 455052)

Email: alan.pepler@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: EK/17/0305

Conditions and reasons

01. Unless otherwise agreed in writing with the Planning Authority, 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 shall include signed appendices as required. Unless otherwise agreed in writing with the Planning Authority, each relevant phase of the road shall not be brought into use for residents until the agreed surface drainage works have been completed within that relevant phase (i.e. phase 1a and 1b, as defined by the East Kilbride CGA Construction phasing plan June 2018), in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

02. That prior to the commencement of development, a pre-construction survey for badgers and otters within the application site shall be undertaken and submitted to the Planning Authority for written approval. Should any evidence of protected species be found, then an appropriate licence from the Scottish Government will be required.

Reason: To ensure that protected species are adequately safeguarded on the site.

03. That unless otherwise agreed in writing with the Planning Authority, prior to the commencement of development, a site investigation carried out to the appropriate phase level shall be submitted to and approved in writing by the Planning Authority. The investigation shall be completed in accordance with the following:

- (a) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
- (b) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency; and
- (c) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice;' or
- (d) Any other updates to the above, or other relevant guidance.

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 and submitted to the Council. 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 prior to the commencement of construction on the relevant development parcel.

If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, a detailed remediation strategy shall be submitted to and approved in writing by the Planning Authority. No works, other than

investigative works, shall be carried out on the site prior to receipt of the Planning Authority's written approval of the remediation plan.

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

04. In accordance with condition 3 above, if required, remediation works shall be implemented as follows:

(a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the approved development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.

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

(c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week of it being identified. A more detailed Site Investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Planning Authority.

05. Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Planning Authority.

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

06. No development shall take place within the development site as outlined in red on the approved plan until the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority in consultation with the West of Scotland Archaeology Service. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources is undertaken to the satisfaction of the Planning Authority, in consultation with the West of Scotland Archaeology Service.

Reason: In order to safeguard any archaeological items of interest or finds.

07. The landscaping scheme (Drawing No. 0713-LAGA-P002 Landscape General Arrangement – Primary Road) relating to the development hereby approved shall be carried out simultaneously with the development, or each phase thereof, and shall be completed and thereafter maintained and replaced where necessary to the satisfaction of the Council as Planning Authority.

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

08. Unless otherwise agreed in writing with the Planning Authority, the position of the road and associated engineering works shall comply with SP Energy Networks Drawing No. SP4144133 Rev 2.

Reason: To ensure that the road and associated engineering works hereby approved do not have any adverse impact on electricity infrastructure, in the interests of safety.

09. Prior to the start of development, details of the proposed design and location of roadside barriers between the electricity infrastructure and the road hereby approved shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of safety and to ensure that the electricity infrastructure is adequately protected.

10. That no part of the development hereby permitted shall begin until a construction management plan for the development to include the locations of site office(s), compounds, storage, parking and turning areas, routing of construction vehicles fences and wheel washing facilities been submitted to and approved in writing by the Council as Planning Authority. Thereafter, the construction management plan shall be implemented in accordance with the approved scheme.

Reason: In the interests of safety and to protect the amenity of the area.

11. Unless otherwise agreed in writing with the Planning Authority, no development shall commence until details of flood risk management measures have been submitted to and approved in writing by the Council as Planning Authority; such measures will require to comply with the latest industry guidance listed within Section 4.0 of the Council's SuDs Design Criteria Guidance Note, and shall include signed appendices as required. Unless otherwise agreed in writing by the Planning Authority, each relevant phase of the road shall not be brought into use until the relevant flood risk management measures have been completed within that relevant phase (i.e. phase 1a and phase 1b, as defined by the East Kilbride CGA Construction phasing plan - June 2018) in accordance with the details submitted to and approved by the Planning Authority.

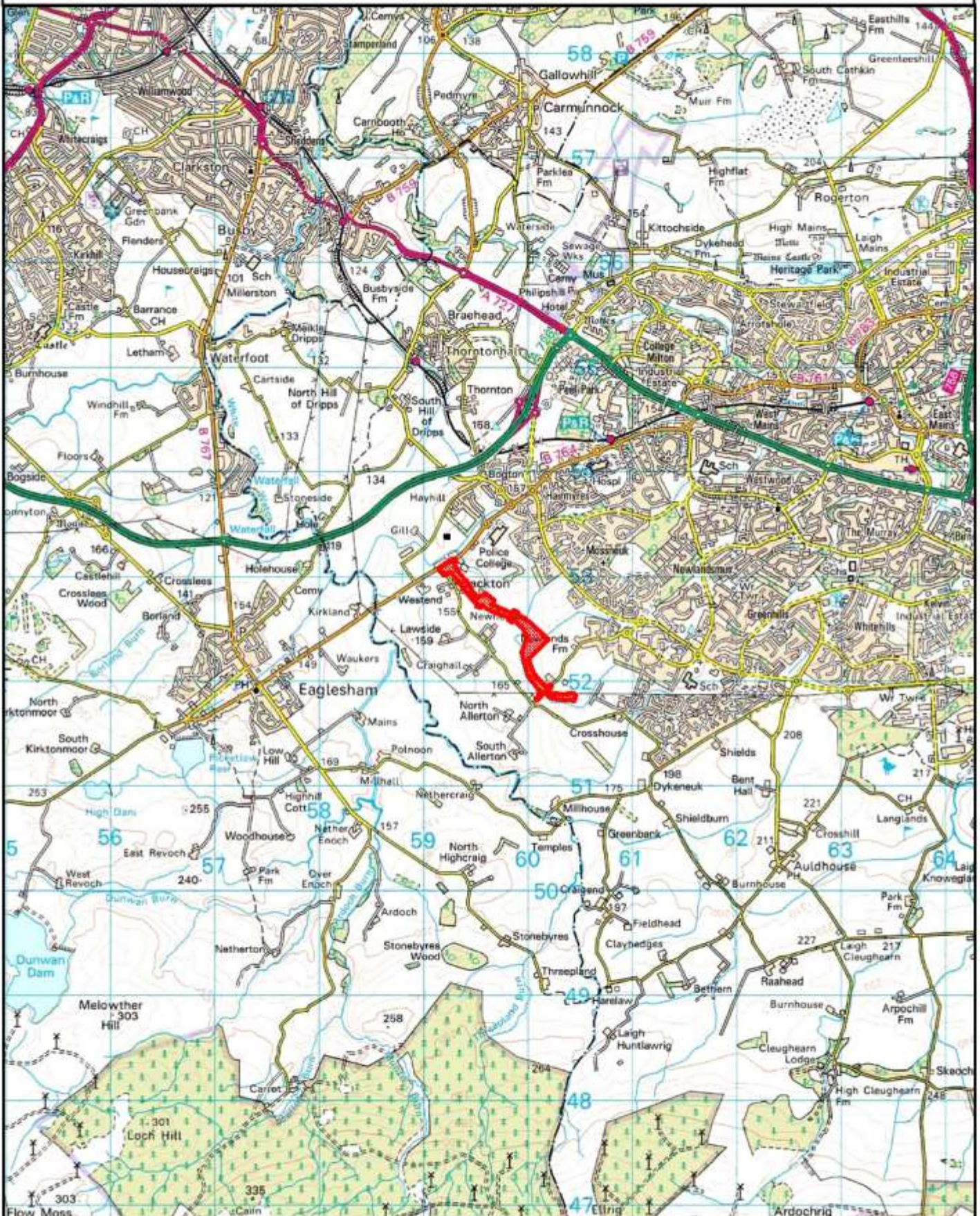
Reason: To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run-off and/or reduction of flood storage capacity.

12. Unless otherwise agreed in writing with the Planning Authority, prior to the commencement of development, details of temporary bus turning circles to serve phase 1a of the primary road (as defined by the East Kilbride CGA Construction phasing plan - June 2018) shall be submitted to and approved in writing by the Planning Authority.

Reason: To ensure that satisfactory arrangements are in place for bus services.

EK/17/0305

Land to the South West of East Kilbride, Largely Bounded by Eaglesham Road, Jackton Road and Newlands Road



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Scale:
1:50,000
Date:
04/06/2018



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development