

# Report

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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>29 May 2018</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/18/0169
Planning proposal:	Erection of 43 residential dwellings comprising of 16no. two storey terraced blocks and 27no. three storey flats and associated access and landscaping.

## 1 Summary application information

Application type:	Detailed planning application
Applicant:	Lovell Partnerships Limited
Location:	Mavor Avenue Nerston Ind Est East Kilbride Glasgow South Lanarkshire G74 4QX

## 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 has delegated powers to determine this application.

## 3 Other information

- ◆ Applicant's Agent: Denham - Benn Ltd
- ◆ Council Area/Ward: 09 East Kilbride West
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**  
Policy 1 – Spatial Strategy  
Policy 4 - Development management and placemaking  
Policy 13 - Affordable Housing and Housing Choice  
Policy 16 - Travel and Transport  
Policy 17 - Water Environment and Flooding

**Supplementary Guidance Affordable Housing and Housing Choice (2015)**

**Development Management, Placemaking and Design Supplementary Guidance (2015)**  
DM1 - Design

**Sustainable Development and Climate Change Supplementary Guidance (2015)**

SDCC 2 - Flood risk

SDCC 3 - Sustainable drainage systems

SDCC 4 - Water supply

SDCC 5 - Foul drainage and sewerage

◆ **Representation(s):**

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

◆ **Consultation(s):**

Env Services Econsult

Housing HQ

RT Flood Risk Management Section

Roads Development Management Team

National Grid UK Transmission

Scottish Water

SP Energy Network

SPT

Transport Scotland

## **Planning Application Report**

### **1 Application Site**

1.1 The application site is located on Mavor Avenue in the Nerston area of East Kilbride. The site is located to the east of Mavor Avenue to the north of the existing housing development in Merlin Wynd and Lancaster Crescent and to the south of the industrial area of Howard Court. Residential development is currently being constructed on land to the west of the site on the opposite side of Mavor Avenue. The site is a former industrial site of an engineering works and the site has been cleared for some time leaving ground level concrete base. The site is generally level and a culverted watercourse runs under the southern boundary of the site. The site covers 0.87 hectares and is generally level.

### **2 Proposal(s)**

- 2.1 The proposal is to erect 43 residential units, comprising 3 three storey flatted blocks containing 27 flats and 16 two storey terraced and semi-detached dwellings. All the dwellings will be for social rent. Vehicular access to the site will be from Mavor Avenue at the location of the previous entrance to the site. The proposal also provides parking both in separate parking areas and fronting the street. The proposal incorporates landscaping, open space and a drainage attenuation scheme.
- 2.2 Two of the flatted blocks are located in the western area of the site closest to the access point, and one is located to the rear of the site. The terraced dwellings are located further into the site in two groups of four on either side of the proposed access road. They are finished in facing brick, mainly red brick with brown and shaphire blue brick detail, have dark grey windows and the roof will consist of dark grey (Highland Anthracite) concrete tiles.
- 2.3 The applicants submitted a number of documents in support of the proposed development including a Noise Impact Assessment, Site Investigation Report, Flood Risk Assessment and Design and Access Statement.

### **3 Background**

#### **3.1 Relevant Government Advice/Policy**

3.1.1 Scottish Planning Policy (2014) (SPP) advises that proposals that accord with up-to-date plans should be considered acceptable in principle. In terms of residential development, the SPP advises that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements.

#### **3.2 Planning History**

3.2.1 Planning Permission (EK/08/0203) was granted to Aldi Stores Limited in September 2009 for a Class 1 Food Retail Unit on this site. Following this, an application (EK/12/0250) was submitted, under Section 42 of the Planning Act, in July 2012 to extend the time period for starting construction of the consented food store. This application was subsequently withdrawn by the applicant in September 2012 and the previous consent revoked by the Scottish Government following a separate consent being granted to Aldi Stores Limited in another location in East Kilbride.

#### **3.3 Local Plan Status**

- 3.3.1 In determining this planning application, the Council must assess the proposed development against the policies contained within both the adopted South Lanarkshire Local Development Plan (2015) and Supplementary Guidance (SG) produced in support of the SLLDP.
- 3.3.2 In land use terms, the application site is identified, within the adopted SLLDP, as being within a Development Framework Site, Mavor Avenue East. The site is included within the Strategic Housing Investment Plan (SHIP).
- 3.3.3 With regard to normal development management criteria, a number of other policies within the adopted SLLDP are considered appropriate to the determination of this application, namely Policy 1 – Spatial Strategy, Policy 4 - Development Management and Placemaking, Policy 13 - Affordable Housing and Housing Choice, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding.
- 3.3.4 These principle policies are supported by its specific policy guidance provided through approved Supplementary Guidance on the following topics,
- Development Management, Place Making and Design SG 3  
Policy DM 1 – Design
  - Affordable Housing and Housing Choice SG 7
  - Sustainable Development and Climate Change SG 1  
Policy SDCC 2 - Flood Risk, Policy SDCC 3 - Sustainable Drainage Systems, Policy SDCC 4 - Water Supply and Policy SDCC 5 - Foul Drainage and Sewerage.

The aim of these policies and guidance is to seek well designed development which is located in appropriate locations, appropriately serviced and result in no significant adverse impact.

- 3.3.5 In addition, the Council has prepared a Residential Design Guide. The aim of the associated policies and guidance is to seek well designed development which is located in appropriate locations and is appropriately serviced.
- 3.3.6 An assessment of the proposal against these specific policies is contained in Section 6 of this report.

## **4 Consultation(s)**

- 4.1 **Roads and Transportation Services (Flood Risk Management Section)** – have no objection to the proposed development subject to conditions and advisory notes in relation to SUDs, flood risk assessment and protection of the existing underground culvert.  
**Response:** Appropriate conditions and advisory notes will be added to any consent issued.
- 4.2 **Scottish Water** – have no objections to the proposed development.  
**Response:** Notwithstanding this, a condition would be attached to any consent issued requiring the applicants to provide written confirmation that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards, prior to commencement of works on site.
- 4.3 **Strathclyde Partnership for Transport** - have no objections to the proposed development.  
**Response:** Noted.

- 4.4 **Transport Scotland** – have no objections to the proposed development.  
**Response:** Noted.
- 4.5 **Roads and Transportation Services (Development Management)** – have no objections to the proposal subject to conditions being attached in respect of sightlines, parking provision, surface water drainage, surfacing, road cleaning, turning areas construction parking.  
**Response:** Noted. Appropriate conditions will be added to any consent issued.
- 4.6 **Environmental Services** – no objections subject to conditions and advisory notes in relation to noise impact for the proposed dwellings including the submission of a glazing specification, vibration survey, contamination control measures, waste storage and dust mitigation and control.  
**Response:** Noted. Appropriate conditions and advisory notes will be added to any consent issued.
- 4.7 **Housing Resources** – Raised no objections to the proposed development and confirmed that the site is identified in the Strategic Housing Investment Plan (SHIP) for delivery of affordable homes over 2018/19 and that the housing would be for social rent by Clyde Valley Housing Association through the common housing register homefinder.  
**Response:** Noted.
- 4.8 **National Grid** – no response to date.
- 4.9 **SP Energy Network** – No response to date, however, under a recent previous planning application for this site SP Distribution Ltd was satisfied that their requirements in relation to their existing apparatus within the development would be met.  
**Response:** Noted.

## **5 Representation(s)**

- 5.1 Statutory notification was undertaken and the proposals advertised in the local press for Non-Notification of Neighbours. Following this, one letter of representation was received. The issues raised in this representation can be summarised as follows:

**a) The proposed development will lead to children coming through to Merlin Wynd and Lancaster Crescent to use the play area as there are no play areas proposed in the new development.**

**Response:** Openspace is included within the development site, however, the proposed development is being provided by Clyde Valley Housing Association, operators of the neighbouring residential area, which has existing play area provision. It was not considered necessary to provide additional formal play facilities in the proposed development when facilities already exist on the adjoining development.

**b) The proposed footpath linking the new development to the existing residential development at Merlin Wynd and Lancaster Crescent is through a car park and will lead to antisocial behaviour by teenagers.**

**Response:** It is considered beneficial to link the proposed housing to the existing development to provide a wider range of open space and pedestrian routes through both developments. Antisocial behaviour is not a relevant planning matter.

**c) The development will lead to road safety issues with children crossing from the new development through Merlin Wynd / Lancaster Crescent to the Barratt housing development and Aldi store being constructed on the west of Mavor Avenue**

**Response:** Roads and Transportation Services raised no objections to the proposed access and parking proposed for the proposed development.

5.3 This letter has been copied and is available for inspection in the usual manner and on the planning portal.

## **6 Assessment and Conclusions**

6.1 The applicants propose to develop 43 residential units, comprising 3 three storey flatted blocks containing 27 flats and 16 two storey terraced and semi-detached dwellings. The main determining issues in assessing this proposal are whether it accords with local plan policy, its impact on amenity and road safety matters.

6.2 In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise.

6.3 Scottish Planning Policy (SPP) highlights that development proposals which accord with up-to-date plans should be considered acceptable in principle. The site is identified within the adopted South Lanarkshire Local Development Plan as being within the Development Framework Site and, therefore, raises no issues in this regard. It is, therefore, considered that the proposal is in accordance with national planning policy.

6.4 With regard to the adopted South Lanarkshire Local Development Plan (2015) (SLLDP) and associated Supplementary Guidance (SG), the application site, as stated above, is identified as being a Development Framework Site. Residential development of this site for Affordable Housing would be acceptable with the aims and objectives of the South Lanarkshire Local Development Plan and Policy 1 (Spatial Strategy).

6.5 Policy 4 (Development Management and Placemaking) seeks to ensure that development takes account of and is integrated with the local context and built form. Proposals should have no significant adverse impacts on the local community and include, where appropriate, measures to enhance the environment. Given the location and nature of the site and proposed development, the proposed development is considered to be acceptable and unlikely to result in any significant adverse impacts. The proposed development is considered to be consistent with Policy 4 of the SDLLP and with the policy guidance set out within the associated Supplementary Guidance Development Management, Placemaking and Design.

6.6 Policy 13 (Affordable Housing and Housing Choice) seeks to ensure the provision of a range of house size and types to give greater choice in meeting the needs of the local community. This proposal is to develop a range of residential units for social rent by Clyde Valley Housing Association, a Registered Social Landlord RSL, to meet the needs for affordable Housing in the East Kilbride area. The site is included within the Strategic Housing Investment Plan (SHIP). The proposed development is considered to be consistent with Policy 13 of the SDLLP and with the policy guidance set out within the associated Supplementary Guidance Affordable Housing and Housing Choice.

- 6.7 With regard to road safety, Policy 16 - Travel and Transport - requires all new development proposals to consider the resulting impacts of traffic growth. The site has been fully assessed by Roads and Transportation Services who have offered no objections, subject to conditions. The proposal can, therefore, be considered acceptable in transportation terms.
- 6.8 Given the site's location, it is considered that the site can be appropriately serviced in terms of water and sewerage. No objections have been received from consultees in this regard. The site has been assessed by the Council's Flood Risk Management Team who are satisfied, subject to a number of conditions in relation to the detailed submission and implementation of a Sustainable Drainage Design. The proposal is, therefore, acceptable when assessed against Policy 17 - Water Environment and Flooding of the SLLDP and Policies SDCC 2 - Flood Risk, SDCC 3 - Sustainable Drainage Systems, SDCC 4 - Water Supply Policy and SDCC 5 - Foul Drainage and Sewerage of the Sustainable Development and Climate Change SG (December 2014).
- 6.9 The Council's adopted policy on Community Infrastructure Assessment (Policy 5) advises that a financial contribution from the developer will be sought where it is considered that a development requires capital or other works or facilities to enable the development to proceed. As the proposed development is to provide affordable housing it is not considered appropriate to require any financial contributions in respect of this development.
- 6.10 One letter of representation was received in respect of the proposal which has been addressed in Section 5 above. The requirements of the statutory consultees have been addressed through the use of conditions, where appropriate.
- 6.11 In summary, it is considered that the amended proposal conforms to both national and local plan policy and that the proposal raises no significant environmental or infrastructure issues. Clearly, the positive redevelopment of this site to provide affordable housing in the East Kilbride area is welcomed. Following a full and detailed assessment of the proposed development, it is considered that the proposed development is in accordance with the South Lanarkshire Local Development Plan and associated Supplementary Guidance and on that basis, it is recommended that planning permission is granted.

## **7 Reasons for Decision**

- 7.1 The proposal complies with Policies 4, 6, 10, 16 and 17 of the Adopted South Lanarkshire Local Development Plan and associated Supplementary Guidance Development Management Place Making & Design and Sustainable Development.

**Michael McGlynn**  
**Executive Director (Community and Enterprise Resources)**

Date: 11 May 2018

### **Previous references**

- ◆ Planning Consent EK/08/0203
- ◆ Planning Application EK/12/0250

### **List of background papers**

- ▶ Application form

- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Neighbour notification letter dated 3 March 2018
  
- ▶ Consultations
 

Env Services Econsult	24.04.2018
Housing HQ	07.03.2018
RT Flood Risk Management Section	16.04.2018 14/05/2018
Roads Development Management Team	29.03.2018 03.05.2018 09/05/2018
Scottish Water	19.03.2018
SPT	08.03.2018
Transport Scotland	14.03.2018
  
- ▶ Representations
 

	Dated:
Joanne McGuinness, 11 Lancaster Crescent, East Kilbride, Glasgow, South Lanarkshire, G74 4XS	27.03.2018

**Contact for further information**

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

Morag Neill, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB  
 Phone: 01698 455053  
 Email: morag.neill@southlanarkshire.gov.uk



Detailed planning application

Paper apart – Application number: P/18/0169

### **Conditions and reasons**

01. That before any work commences on the site , a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:

- (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development;
- (b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees;
- (c) details of any top-soiling or other treatment to the ground;
- (d) sections and other necessary details of any mounding, earthworks and hard landscaping;
- (e) proposals for the initial and future maintenance of the landscaped areas;
- (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.

Reason: To ensure the appropriate provision of landscaping within the site.

02. That prior to the completion of the development hereby approved, the maintenance and management scheme approved under the terms of Condition shall be in operation.

Reason: To safeguard the amenity of the area.

03. That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.

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

04. That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.

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

05. 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 4, shall be erected and thereafter maintained to the satisfaction of the Council.

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

06. That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Amendment Order 2011 (or any such order

revoking or re-enacting that order), no development shall take place within the curtilage of the application site other than that expressly authorised by this permission without the submission of a further planning application to the Council as Planning Authority.

Reason: In order to retain effective planning control

07. That before any of the dwellinghouses hereby approved are occupied, details of the storage and collection of refuse within the development shall be submitted to and approved by the Council as Planning Authority. Thereafter, prior to the occupation of any dwelling, the approved scheme shall be implemented and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: 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.

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

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

09. That prior to the commencement of development a plan identifying the location of plots where the noise attenuation glazing,

4-18-6.4 toughened Planitherm/laminated 18mm spacers argon gas fill both sides  
4-20-4 Planitherm/laminated 20mm spacers argon filled gas both sides will be installed shall be submitted to and approved by the Council as Planning Authority.

Reason: To protect local residents from noise nuisance

10. That before any dwellinghouse hereby approved is occupied the noise attenuation glazing required under Condition 9 above, shall be fully installed to the satisfaction of the Council as Planning Authority.

Reason: To protect local residents from noise nuisance.

11. No piling works shall be carried out until a Vibration Survey Report has been submitted to and approved in writing by the Council as Planning Authority. This report shall incorporate the predicted Vibration Dose Values when resilient pads are installed in the foundations and details of any necessary attenuation to be incorporated during the construction process, all as prescribed in British Standard BS 6427:2008 - Guide to evaluation of human exposure to vibration in buildings (1-80 Hz).

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

12. All piling works on the site shall be carried out strictly in accordance with the findings of the Vibration Survey Report required and approved under Condition 11 above to the satisfaction of the Council as Planning Authority.

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

13. A 600mm capping layer shall be laid down in all gardens and soft landscaped areas. The lower part of the capping layer shall comprise of a 150mm thick anti dig layer of crushed stone or concrete or other suitably robust geotextile membrane to the satisfaction of the Council as Planning Authority.

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

14. That before the development hereby approved is completed or brought into use, a visibility splay of 2.4 metres by 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.

Reason: In the interests of traffic and public safety.

15. That before the development hereby approved is completed or brought into use, a pedestrian visibility splay of 2.4 metres by 2.4 metres measured from the heel of the footway shall be provided on both sides of all driveways 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.

Reason: In the interests of public safety.

16. That before the development hereby approved is completed or brought into use, a private vehicular access or driveway of at least 6 metres in length shall be provided and the first 2 metres of this access from the heel of the footway/service strip shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.

Reason: To prevent deleterious material being carried onto the road.

17. The surface of driveways and parking areas shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the road.

Reason: In the interests of traffic safety and to prevent deleterious material entering the road.

18. A suitable system of site drainage should be put in place within the site to prevent surface water flowing onto the public road to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety

19. Appropriate cleaning systems should be put in place within the site to ensure mud and debris is not deposited on the public road to the satisfaction of the Council as Planning Authority.  
  
Reason: In the interests of traffic and public safety
20. The existing footway on Mavor Avenue, along the frontage of the site, including kerbing, requires to be resurfaced by the applicant as required by and to the satisfaction of the Council as Planning Authority.  
  
Reason: In the interests of traffic and public safety
21. The developer must ensure at all times that no construction vehicles or staff vehicles are parked on Mavor Avenue or surrounding public roads to the satisfaction of the Council as Planning Authority.  
  
Reason: In the interests of traffic and public safety.
22. That before any works starts a Traffic Management Plan (TMP) for that construction phase with information such as, but not limited to, construction phasing, site deliveries routing/timings, construction compound layout, turning facilities, site car parking for visitors and site operatives and wheel washing facilities shall be submitted to and approved by the Council as Planning Authority. The TMP shall include a Travel Plan element to encourage less reliance on individual private car trips to the site for those personnel involved in construction activities on a routine basis and those attending through the course of site inspections and site meetings. The TMP shall be produced in consultation with the Council's Roads & Transportation Service, Police Scotland and Transport Scotland.  
  
Reason: In the interests of traffic and public safety.
23. The recommendations contained within the approved Traffic Management Plan shall be implemented and adhered to at all times. The developer shall notify the Council in writing, as soon as reasonably practical, of any changes in construction activities where these will have an impact on the approved TMP. The developer will consult with the Council, as Roads Authority, together with Police Scotland and Transport Scotland to agree in writing any changes to the TMP, and thereafter adhere to and implement the agreed changes to the satisfaction of the Council as Planning Authority.  
  
Reason: In the interests of traffic and public safety.
24. That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.  
  
Reason: To ensure the provision of a satisfactory sewerage system.
25. That before works start on the development details of surface water drainage arrangements (including provision of a flood risk assessment, drainage assessment and maintenance responsibilities) 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 (Appendices 1,2,3,4 & 5).

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

26. That the development hereby approved shall not be completed or brought into use until the surface water drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority, under the terms of Condition 25 above.

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.

27. The area of ground over the underground culvert to the rear of plots 27 to 34 and the flatted block plots 35 to 43 must be kept clear at all times of any obstruction, structures such as garden shed, greenhouses and bin stores, to allow access to maintain the culvert whenever necessary to the satisfaction of the Council as Planning Authority.

Reason: To allow access for maintenance of the culverted watercourse and 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 through the culvert.

28. Prior to development commencing on site, a Construction Method Statement providing technical details of the proposed vibro foundations and demonstrating that construction will not have an adverse impact on the integrity of the existing culvert shall be submitted to and approved by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority.

Reason: To ensure the protection of the existing culvert and that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows through the culvert.

29. Prior to development commencing on site, a pre-construction CCTV Condition Survey of the full extent of the existing culvert within the site boundary shall be undertaken, submitted to and approved by the Council as Planning Authority.

Reason: To ensure the protection of the existing culvert and that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows through the culvert.

30. Within one month of completion of the development and prior to any dwellings hereby approved being occupied, a post-construction CCTV Condition Survey of the full extent of the existing culvert within the site boundary shall be undertaken, submitted to and approved by the Council as Planning Authority.

Reason: To ensure the protection of the existing culvert and that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows through the culvert.

- 31 Prior to development commencing on site, written confirmation that a burden will be placed on properties constructed plots 27 to 34 and the flatted block plots 35 to 43 title deeds establishing that access to the culvert must be kept clear at all times of any obstruction, structures such as garden shed, greenhouses and bin stores shall be submitted to and approved by the Council as Planning Authority.

Reason: To allow access for maintenance of the culverted watercourse and 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 through the culvert.

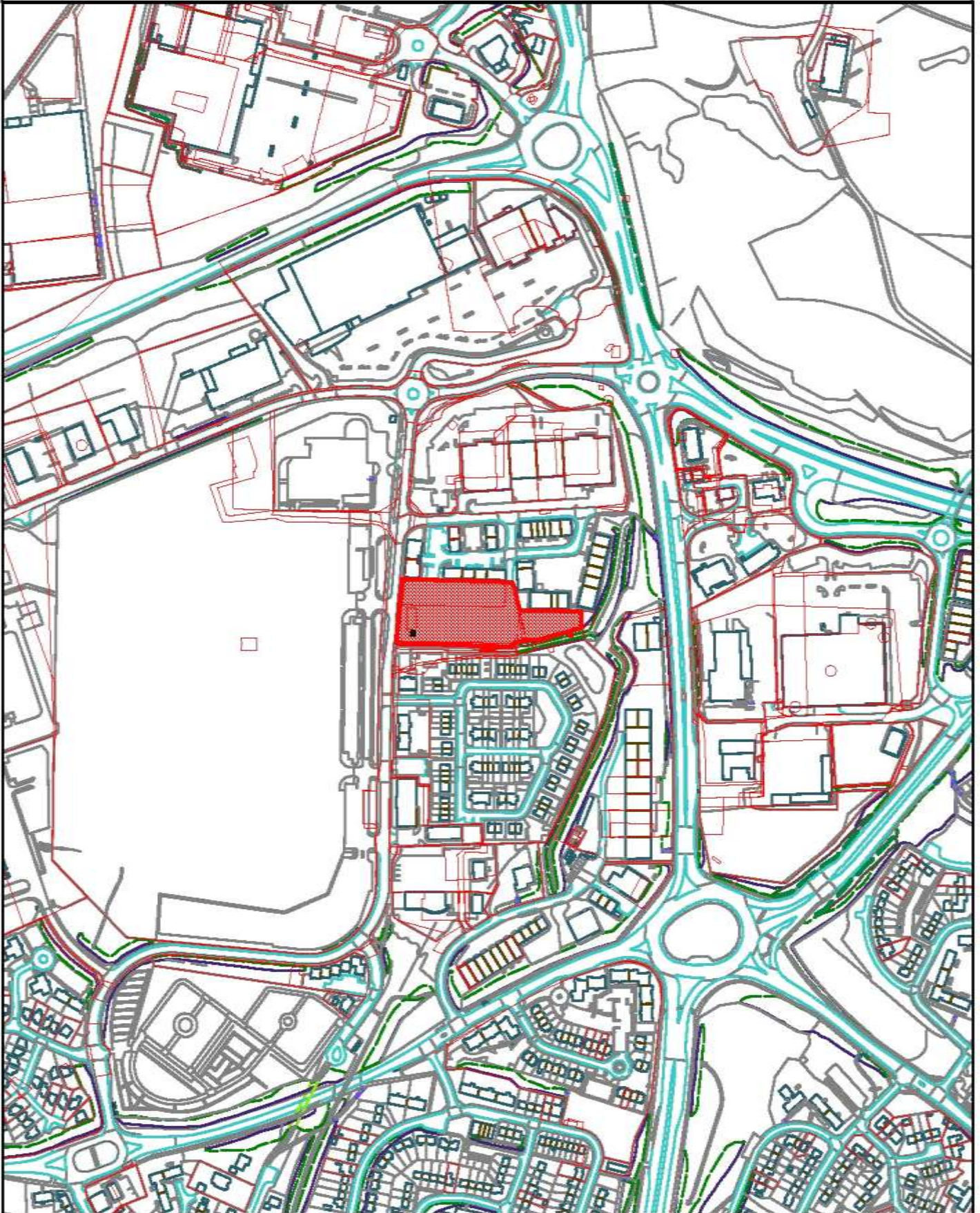
- 32 Prior to development commencing on site, written confirmation that a wayleave will be established across the line of the culvert within the site boundary to allow access to undertake works if required within property boundaries or any other part of the development that may impinge on the line of the culvert shall be submitted to and approved by the Council as Planning Authority.

Reason: To allow access for maintenance of the culverted watercourse and 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 through the culvert.



P/18/0169

Mavor Avenue East Kilbride



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Scale:  
1:5,000  
Date:  
08/05/2018



**South Lanarkshire Council**  
**Community and Enterprise Resources**  
Planning and Economic Development