

Report

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Report to:	Planning Committee
Date of Meeting:	28 August 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	EK/17/0197
Planning proposal:	Residential development (89 units) with associated access and landscaping

1 Summary application information

Application type:	Detailed planning application
Applicant:	SC East Kilbride Limited
Location:	Land at Redwood Crescent East Kilbride

2 Recommendation(s)

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

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

2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) Detailed planning permission should not be issued until an appropriate obligation under Section 75 of the Planning Act, and/or other appropriate agreement, has been concluded between the Council, the applicants and the site owner(s). This planning obligation should ensure that appropriate financial contributions are made at appropriate times during the development towards the provision of educational facilities and community facilities.

In accordance with agreed procedure, should there be no significant progress, on behalf of the applicant, towards the conclusion of the Planning Obligation within 6 months of the date of the Committee, the proposed development may be refused on the basis that, without the planning control/developer contribution which would be secured by the Planning Obligation, the proposed development would be unacceptable.

If, however, this matter is being progressed satisfactorily the applicant will be offered the opportunity to enter into a Processing Agreement, if this is not already in place. This will set an alternative agreed timescale for the conclusion of the Planning Obligation.

All reasonable legal costs incurred by the Council in association with the above section 75 Obligation shall be borne by the developers.

3 Other information

- ◆ Applicant's Agent: Turley
- ◆ Council Area/Ward: 09 East Kilbride West
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan(adopted 2015)**

Policy 1 - Spatial strategy
Policy 2 – Climate Change
Policy 4 - Development management and placemaking
Policy 5 Community infrastructure assessment
Policy 6 General urban area/settlements
Policy 10 - New retail/commercial proposals
Policy 13 Affordable housing and housing choice
Policy 14 Green network and green space
Policy 15 Natural and Historic Environment
Policy 16 Travel and transport
Policy 17 Water environment and flooding

Development management, placemaking and design supplementary guidance (2015)

Sustainable Development and Climate Change Supplementary Guidance

South Lanarkshire Council Residential Development Guide

Proposed South Lanarkshire Local Development Plan 2 (2018)

Policy 1 - Spatial Strategy
Policy 2 – Climate Change
Policy 3 – General urban areas and settlements
Policy 5 – Development management and placemaking
Policy 7 – Community Infrastructure Assessment
Policy 10 – New Retail/Commercial Proposals
Policy 11 – Housing
Policy 12 – Affordable Housing
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):**

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

◆ **Consultation(s):**

CER Play Provision Community Contribs

Countryside And Greenspace

Arboricultural Services

Roads Development Management Team

SEPA West Region

SP Energy Network

Housing Planning

Scottish Water

Transport Scotland

Education Resources School Modernisation Team

Environmental Services

RT Flood Risk Management Section

National Grid UK Transmission

SPT

Planning Application Report

1 Application Site

- 1.1 The application site (3.7 hectares) relates to a vacant site within Peel Park Industrial Estate at Redwood Crescent, East Kilbride. The site is bounded to the north by Peel Park industrial area, to the northwest by Redwood Crescent, to the south by additional vacant land and beyond to Redwood Drive. To the east is an area, known as K Wood, a community woodland and informal open space with a network of footpaths, grassland and clusters of mature woodland and shrubs. K Wood is managed by East Kilbride Community Trust.
- 1.2 The site is accessed via a roundabout from Redwood Crescent and generally comprises rough grassland with some mature woodland to the east and a mature belt of deciduous trees to the north. The site is irregular in shaped and slopes gradually towards its southern boundary. It is largely enclosed by mature woodland and scrub along its northern, eastern and southern boundaries.

2 Proposal(s)

- 2.1 This is a detailed planning application seeking consent for the erection of 89 residential units. Comprising a range of house types including 2 bed terraced, 3 bed semi detached, 3 and 4 bed detached and 1 and 2 bed cottage flats. The layout includes an area, in the south west of the site, identified for 22 affordable housing units (social rented) which would be constructed simultaneously with the overall development and would be developed and managed by East Kilbride Housing Association. All the properties are two storeys in design some with integral garages or detached garages. The materials to be used are a mix of render finish and facing brick, precast cills and lintels. Concrete roof tiles together with upvc windows are also proposed.
- 2.2 The layout also includes the formation of pockets of open space together with a SUDS area and a toddlers' play area would be provided. In addition a pedestrian footway link to the 'K Wood' open space and footpath network is proposed in the northeast corner of the site. An existing informal footpath from Redwood Crescent through the mature woodland along the northern boundary of the site would be maintained.
- 2.3 The development is classified as a Major development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and was the subject of pre-application consultation. A number of documents have been provided in support of the application, namely a Pre-application Consultation Report, a Design & Access Statement, Planning Statement, Tree Survey Report, Geo-technical Report, Transport Assessment, Drainage Assessment, Noise Impact Assessment, Air Quality Assessment, and a Habitat Survey.

3 Background

3.1 Relevant Government Advice/Policy

- 3.1.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy (SPP) 2014 which confirms the requirement for the Council to maintain a five year supply of effective housing land and also provides policy guidance relating to the provision of affordable housing. Planning authorities are required to promote the

efficient use of land by directing development towards sites within existing settlements where possible to make effective use of existing infrastructure and services

3.2 Local Planning Policy

3.2.1 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.

3.2.2 The site is located within the designated settlement boundary of East Kilbride. In land use terms, the application site is identified as a retail/commercial out of centre site where Policy 10 – New Retail/Commercial Proposals is relevant. A small section of the site along the northern boundary is designated as Green Network and Priority Greenspace where Policy 14 is relevant.

3.2.3 A number of other policies within the adopted SLLDP are considered appropriate to the determination of this application, namely Policy 1 – Spatial Strategy, Policy 2 – Climate Change, Policy 4 - Development Management and Placemaking, Policy 5 - Community Infrastructure Assessment, Policy 6 – General Urban Areas/Settlements, Policy 13 - Affordable Housing and Housing Choice, Policy 15 – Natural and Historic Environment, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding. These principle policies are supported by its specific policy guidance provided through approved Supplementary Guidance. The aim of these policies and guidance is to seek well designed development which is located in appropriate locations, appropriately serviced and results in no adverse impact. 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.

3.2.4 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 7 – Community Infrastructure Assessment
- Policy 10 – New Retail/Commercial Proposals
- Policy 11 – Housing
- Policy 12 – Affordable Housing
- 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

3.2.5 A full assessment of the proposal against these specific policies is contained in Section 6 of this report.

3.3 Planning Background

3.3.1 The site forms part of a larger area where planning permission for a large scale retail/commercial development, including a food superstore, garden centre and petrol filling station, was approved in June 2014 under planning reference EK/14/0057. Currently planning application EK/17/0228 to renew this consent is with the Council for determination. In addition, another application EK/17/0291 for a retail warehouse park including Class 1 bulky goods units, class 1 and class 3 units and 2 No. Class 3 restaurants, is with the Council for determination. This application relates to the residual area of land located directly south of the residential site.

4 Consultation(s)

4.1 **Community Resources** – In accordance with policy on Community Infrastructure Assessment, a financial contribution is sought to enable improvement to community facilities within the local area.

Response: Noted. If Committee agree to grant consent, developer contributions would be secured through a Section 75 Legal Agreement between the developer and the Council.

4.2 **Countryside and Greenspace** – the proposed residential development is on a site where there is presently no adjacent residential communities or local services to which it would be connected. A woodland management plan and a fully specified open space strategy should be a condition of any planning consent. In addition there is an opportunity to create a network of access routes to link the residential area with the adjacent open space/woodland.

Response: The layout would be linked to the surrounding network of paths within K Wood through an existing woodland path along the northern boundary of the site, together with a new footway link from the north eastern corner of the site to allow access to this area.

4.3 **Arboricultural Services** – Intimated that some of the proposed plots have rear gardens which may be affected by shade from the mature tree belt to the north and by mature trees to the east.

Response: Noted.

4.4 **Roads Development Management Team** – Following an initial assessment of the proposals, the Roads Engineer required some changes to be made to the layout to improve driveway widths, traffic calming, adequate vehicular visibility splays, adequate on-curtilage car parking provision, turning heads within parking courts.

Response: A revised layout has been received to address these matters. Any outstanding issues would be addressed through appropriately worded conditions.

4.5 **SEPA West Region** – No objections but provide advice on matters including district heating and low or zero carbon heat networks as well as flood risk, surface water drainage, foul drainage and air quality.

Response: Noted. Any issues raised through this consultation would be addressed by condition if consent is granted.

- 4.6 **SP Energy Network** – No objections in principle but advise that Scottish Power has underground cable within the vicinity of the proposals. They reserve the right to protect and/or deviate cable/apparatus at the applicant's expense.
Response: Noted. A suitable condition would be attached to any consent that the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at their own expense.
- 4.7 **Housing Services** - Have no objections to the provision of affordable housing managed by East Kilbride Housing Association within the site.
Response: Noted.
- 4.8 **Scottish Water** – No response to date.
Response: Noted.
- 4.9 **Transport Scotland** – No objections.
Response: Noted.
- 4.10 **Education Resources School Modernisation Team** - In accordance with policy on Community Infrastructure Assessment, a financial contribution is sought to address the impact of the proposals on the capacity of schools within the catchment area of the site..
Response: Noted. If Committee agree to grant consent, developer contributions would be secured through a Section 75 Legal Agreement between the developer and the Council.
- 4.11 **Environmental Services** - have no objections to the proposal subject to recommending that conditions and advisory notes are imposed relating to noise level reduction, construction noise, dust control and radon gas.
Response: Any issues raised through this consultation would be addressed by condition or advisory notes if consent is granted.
- 4.12 **RT Flood Risk Management Section** - has no objections to the proposal, subject to compliance with the Council's SUDS Design guidance and completion of the Self Certification appendices.
Response: These requirements can be addressed, where appropriate, through the use of condition/advisory note on any approval.
- 4.13 **National Grid UK Transmission** – No response to date.
Response: Noted.
- 4.14 **SPT** – No response to date.
Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken and the proposal was advertised in the East Kilbride news due to the non notification of neighbours and as Development Contrary to Development plan. Further neighbour notification and advertisement was undertaken following the submission of a revised layout. In response, one letter of representation and two comments letters were received in respect of the proposals, the points of which are summarised below:

- a) **All flora and fauna should be afforded all possible protection.**
Response: The applicant lodged a habitat survey with the application which identified negligible presence of wildlife within the site.

Response: An informative would be attached to any approval to require that any vegetation removal should take place outwith the bird breeding season and to monitor for the presence of bats and badgers during construction.

- b) **There should be an inclusion of 25% social housing at an affordable rent, built to the same standard as the other housing and not segregated.**

Response: The proposal includes the development of 22 social rented units which are incorporated satisfactorily within the site and would be built to the same design standards as the private housing on the site.

- c) **An adjacent industrialist is reliant on there being no disruption to the power supply at their facility. During construction, what reassurances would be in place to prevent this occurring?**

Response: The developer would be required to ensure that local businesses and other neighbours are not affected during construction, by loss of power etc. This would be a matter between the developer and SP Energy Network.

- d) **If the industry adjacent is to expand in the future, would the residential proposal so close to the facility have an impact on any future planning application for their company?**

Response: The residential application site has the benefit of a buffer of existing mature woodland within the application site boundary which would segregate the housing from the existing Peel Park industrial area. Any approval would include a woodland management and maintenance condition to control the continued care, maintenance and protection of these trees, including any replanting required. Therefore, in amenity terms, it is considered that the future development of employment uses would not be prejudiced by this residential proposal. Any future expansion of the industrial facility within Redwood Place would be considered on its own merits.

- e) **Concern about potential traffic disruption and access to the area during construction.**

Response: A condition requiring a construction management plan to be submitted to the Council for written approval prior to the commencement of site works would be attached to any consent granted.

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

6 Assessment and Conclusions

- 6.1 The applicant is seeking detailed planning permission for the erection of 89 dwellinghouses comprising of a mixture of house types and including 22 social rented units on land at Redwood Crescent in East Kilbride. 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. The main considerations in determining this application are whether the proposals comply with national and local plan policy, the impact on amenity and road safety and effect on infrastructure and ecology.

- 6.2 Scottish Planning Policy highlights that, where a proposal accords with up-to-date development plans, it should be considered acceptable in principle. However, the site is designated within the adopted Local Development Plan as a proposed out of centre retail/commercial location. This reflects a previous planning consent for a supermarket and garden centre on a larger adjacent development site which

includes this application site. In general land use terms therefore the proposal for residential development on this site is contrary to policy.

- 6.3 In determining whether a departure from the land use status is appropriate, it is noted circumstances have changed since the granting of the earlier consent in that the previous owner is no longer intending to develop at this location. The land has been purchased by the applicants who have reviewed the opportunities associated with the site. An application to renew the existing consent has been submitted and it is currently under consideration. At the same time, this application for residential development on part of the wider area, subject of the earlier consent, has been submitted. It must be determined on its merits while taking into account the land use planning implications for the area.
- 6.4 Members will recall that at the meeting of the Planning Committee on 29 May 2018 approval was given for 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 site the subject of the consent for retail/commercial development has been identified as a Proposed Development Framework Site in the proposed plan where a range of uses may be appropriate. Appendix 3 in Volume 1 of SLLDP2 sets out the requirements for the site which states that any new development proposal should demonstrate how the proposed land uses would integrate with adjoining land uses.
- 6.5 In terms of whether residential development on a discrete part of the overall site is acceptable, it is noted that the land in question can be accessed independently and safely from an existing access, via a roundabout on Redwood Crescent and would not prejudice achieving access to other parts of the Development Framework site. The application site is bounded by Peel Park Industrial Area to the north, however, a substantial buffer exists, comprising mature woodland which would be retained. It is, therefore, considered there would not be a significant conflict between the proposed housing and the operation of adjoining businesses. A significant part of the site sits immediately adjacent to K Wood which is used for informal recreation purposes. Again, there would not be a conflict in land use terms between these two areas of land and the proposals include provision for access from the development into the woodland. In terms of the impact of the proposals on the future development of the wider Development Framework site, it is considered that topography and existing landscaping would reduce the impact of any non-residential uses on that part of the site on the amenity of new residents within the application site. Finally, it is noted that the Proposed SLLDP2 includes a proposal to redesignate land currently identified for employment use on the opposite side of Redwood Crescent to housing land which would help integrate residential development on the application site with the wider area. Overall, therefore, it is considered in land use terms that the development of new housing on the site is acceptable and will not prejudice the wider objectives for the surrounding area. A departure from the adopted Local Development Plan is, therefore, appropriate.
- 6.6 It is noted that a small section of the application site along the northern boundary is also identified as being part of the Green Network within the adopted SLLDP. This applies to the woodland buffer between the proposed houses and Peel Park Industrial Area to the north. Policy 14 states that proposals should safeguard the Green Network and that its protection and enhancement will form a core component of any Masterplan. In this case the proposed development layout retains this woodland buffer while enhancing the green network through the introduction of pockets of open space and providing a connection to K Wood. The existing networks

of paths are managed by East Kilbride Community Trust, and ongoing improvements to the paths have been taking place. Therefore, it is considered that the proposal accords with Policy 14 and supplementary guidance.

- 6.7 Policy 2 – Climate Change and associated Supplementary Guidance on Sustainable Development and Climate Change is also relevant. This policy requires new developments to seek to minimise and mitigate against the effects of climate change where possible. In this case, it is noted that the site is located within a designated settlement identified for development. The site has been assessed in terms of flood risk and drainage and will be developed in accordance with the principles of sustainable urban drainage. The proposal is, therefore, acceptable in this respect. In addition foul drainage will be treated in accordance with the specification and requirements of both Scottish Water and the Council’s Flood Risk Management guidance. As such, it is considered that the proposed development support the aims of Policy 2.
- 6.8 Policy 4 – Development Management and Placemaking requires all proposals to take account of and be integrated with the local context and built form. The policy states that development proposals should have no significant adverse impacts on the local community and, where appropriate, should include measures to enhance the environment and the quality of placemaking. These requirements are further supported by the associated supplementary guidance relating to development management, placemaking and design. As detailed above, it is noted that the site is screened from the adjoining business park by a buffer of mature woodland. There would, therefore, be no adverse impact on residential amenity on new residents in the proposed development. In addition, it is considered that the proposal would not have an adverse amenity impact on any nearby existing uses. The proposals include landscape provision, areas of open space including a Suds area and a footpath link to the adjacent community woodland and network of footpaths which would enhance the quality of the local environment and would encourage residents to use the wider amenity space.
- 6.9 In terms of the detailed design of the development, it is considered that the proposed layout for the development is acceptable and that it generally meets the main standards set out in the Council’s Residential Design Guide, particularly in relation to road layout, house to plot ratios, rear garden depths, open space and car parking provision. A wide range of house types and sizes are proposed as well as units that will be available for social rent. It is further considered that the proposed development will be in keeping with existing residential development in the general East Kilbride area. The proposal, therefore, accords with Policy 4 and associated supplementary guidance.
- 6.10 The proposal has been designed in such a manner that it takes cognisance of the surrounding area and has properly assessed any impact on wildlife species and habitats. Any requirement highlighted within the supporting documents can be conditioned as part of any consent issued, or, if more appropriate, advisory notes can be attached. In addition, the site is capable of integrating well with the adjacent footpath network and community woodland area to the east and with other development proposals within the area. On this basis the proposal is considered to meet the requirements of Policies 14 and 15 of the adopted SLLDP.
- 6.11 The Council’s adopted policy on Community Infrastructure Assessment (Policy 5) advises that a financial contribution from developers will be sought where it is considered that a development requires capital or other works or facilities to enable the development to proceed. In this instance, education and community

infrastructure contributions have been broadly agreed and staged payments will be secured through a Section 75 legal Agreement between the Council and the developer. In addition, 22 affordable housing units, to be managed by East Kilbride Housing Association, are proposed within the layout. This is acceptable to Housing Services and accords with Policy 13 – Affordable Housing and Housing Choice and associated Supplementary Guidance.

- 6.12 Any specific concerns raised by the consultees have been discussed with the developer during the consideration of this proposal, and can be addressed through the use of conditions, when appropriate to do so. The third party representations received have been described and addressed in section 5 of the report. They are not considered to merit refusal of the application.
- 6.13 The proposal was advertised as Development Contrary to the Development Plan in the East Kilbride News as it constitutes a residential proposal within an area defined as a retail/commercial out of centre site in the adopted South Lanarkshire Local Development Plan. It has, therefore, been concluded that the proposals do not accord with the development plan. In this case however the proposed South Lanarkshire Local Development Plan 2 has reviewed the land use status of that designation and now proposes identifying it as a Development Framework Site where a range of uses may be acceptable where are compatible with each other and those in the surrounding area. For the reasons set out earlier in the report residential development in a discrete part of the site is considered acceptable and would not prejudice the wider land use objectives for the area. On that basis, a departure from policy is considered justified. The proposal has been fully assessed and it is recommended that planning permission is granted for the following reasons:
1. The proposal accords with the Proposed South Lanarkshire Local Development Plan 2 which is a material consideration in the determination of the application in that the application site forms part of a wider Development Framework site where a range of uses including residential may be acceptable;
 2. The proposal would not have any adverse impact on operational industrial or business premises in the vicinity of the site.
 3. The proposal would not prejudice the development of the remainder of the wider Development Framework site in terms of access or impact on amenity
 4. There are no road safety or infrastructure issues.

7 Reasons for Decision

- 7.1 The proposal is an acceptable departure from the development plan for the reasons stated in paragraph 6.13 above.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

17 August 2018

Previous references

- ◆ EK/14/0057

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)

- ▶ Neighbour notification letter dated
- ▶ Consultations

CER Play Provision Community Contribs	11.05.2018
Countryside And Greenspace	20.06.2017
Arboricultural Services	13.06.2017
Roads Development Management Team	03.05.2018
SEPA West Region	12.07.2017
SP Energy Network	14.06.2017
Housing Planning Consultations	11.05.2018
Environmental Services E-consult	14.08.2018
Transport Scotland	22.05.2018
Education Resources	08.05.2018

RT Flood Risk Management Section

- ▶ Representations

Joe Allan, 94 Franklin Place, East Kilbride, G75 8LS	Dated: 28.06.2017
Bruce Neil, 1 Redwood Place, East Kilbride G74 5PB	30.06.2017 30.06.2017
Joe Allan, 94 Franklin Place , Westwood , East Kilbride, G75 8LS	26.04.2018

Contact for further information

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

Maud McIntyre, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
 Ext: 5043 Tel (01698 455043)
 Email: maud.mcintyre@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: EK/17/0197

Conditions and reasons

01. 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: In the interests of amenity and in order to retain effective planning control.

02. That before any of the dwellinghouses hereby approved are completed or brought into use, a private vehicular access or driveway of at least 6m 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: In the interests of traffic and public safety.

03. That before the dwellinghouses hereby permitted are occupied, 2 car parking spaces for a 3 bedroom property and 3 parking spaces for a 4 bedroom property shall be provided within the curtilage of the plots and outwith the public road or footway and shall thereafter be maintained to the specification of the Council as Planning Authority.

Reason: To ensure the provision of adequate parking facilities within the site.

04. The surface of the driveways and accesses shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.

Reason: To prevent deleterious material being carried into the highway.

05. That a suitable system of site drainage shall be required to prevent surface water flowing onto the public road, details of which shall be submitted for consideration and approval to the Council as Planning and Roads Authority, prior to works commencing on the site.

Reason: In the interests of traffic and public safety.

06. That, during construction, appropriate wheel wash facilities/road cleaning systems shall be introduced within the site to ensure that mud and debris is not deposited on the public road.

Reason: In the interests of traffic and public safety.

07. That all construction and/or other vehicles shall be able to access and exit the site in forward gears, therefore a turning area must be provided, together with sufficient parking within the site boundary to accommodate all site staff/operatives parking requirements, details to be submitted for approval in writing by the Council as Planning and Roads Authority.

Reason: In the interests of traffic and public safety.

08. That all new residents within the approved site shall be issued by the applicant with a Residential Travel Pack.

Reason: To encourage the use of public transport, walking and cycling.

09. That the surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland and with the Council's Sustainable Drainage Design Criteria (or any subsequent updated version of this guidance) and shall be agreed in writing with the Council as Planning Authority in consultation with SEPA.

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

10. Details of facilities for the storage of refuse within the proposed development, including the design, location and access for uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwellings shall be occupied until the facilities for the storage of waste have been provided within the proposed development, in accordance with the approved scheme.

Reason: To ensure that suitable refuse facilities are provided.

11. That the applicant shall adopt and implement the flood risk management measures as outlined in the submitted Drainage & Water Management Strategy Report dated 30 May 2017, in agreement with the Council's Flood Risk Management Team. These measures shall be implemented prior to the completion of the site, to the satisfaction of the Council as Planning and Flood Authority.

Reason: To alleviate any potential for on-site and off-site flooding.

12. That before any work commences on the site, a landscaping scheme 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 unless otherwise agreed with the Planning Authority.

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

13. That the landscaping scheme required by condition 12 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 the 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.

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

14. That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 12 above shall be submitted to and approved by the Council as Planning Authority. Thereafter, the landscaping shall be maintained in accordance with the approved management schedule to the satisfaction of the Council.

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

15. That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.

Reason: In the interests of amenity.

16. 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: In order to retain effective planning control.

17. That prior to the occupation of the last dwellinghouse, a footpath link, shaded blue on the approved plan, shall be provided to the eastern side of Plot 32, to the satisfaction of the Council as Planning and Roads Authority, unless otherwise agreed.

Reason: To encourage walking and cycling.

18. Prior to development commencing on site, a dust management and monitoring scheme shall be submitted to and approved 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: In the interests of amenity.

19. (a) Prior to commencement of any works on site, a comprehensive risk assessment for radon gas shall be carried out, and approved in writing by the Council as Planning Authority. Whilst radon is specifically excluded from Part IIA of the Environmental Protection Act 1990 the investigation should follow:

- Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995)
If the risk assessment identifies unacceptable risks posed by radon gas a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.

(b) The remediation plan will consider guidance contained in:

- BRE 376 Radon: Guidance on protective measures for new dwellings in Scotland (1999), with supplementary guidance given in:
BRE 211 (2007) Radon: Guidance on protective measures for new buildings (including supplementary advice for extensions, conversions and refurbishment). (England & Wales).

Reason: In the interests of amenity.

20. That prior to the commencement of site works an appropriate construction traffic and construction management plan shall be submitted to the Council as Planning and Roads Authority for written approval.

Reason: In the interests of public and traffic safety.

21. That before development starts, full details of the design and location of all retaining walls to be constructed 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.

22. That before development starts or otherwise agreed in writing, full details of the site levels including finished floor levels, shall be submitted 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.

23. Noise 07B Plant Machinery or Equipment likely to give rise to single octave amplification or 1/3 octave tonality

Noise associated with the Plant Machinery or Equipment shall not give rise to a noise level, assessed with the windows open (or closed under exceptional conditions) within any dwelling or noise sensitive building, in excess of the equivalent to Noise Rating Curve 35, between 07:00 and 20:00 hours, and Noise Rating Curve 25 at all other times

Reason: In the interests of amenity.

24. Noise: Residential Levels

In keeping with the WHO Community Noise Guidelines and also BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings, the following noise levels shall be achieved –

- a) The internal levels with windows open (or under exceptional circumstances closed) shall not exceed an $L_{Aeq,16hr}$ of 40 dB daytime (07.00 – 23.00)
- b) The internal levels with windows open (or under exceptional circumstances closed) shall not exceed and $L_{Aeq,8hr}$ of 30 dB night-time (23.00 – 07.00)
- c) The internal levels with windows open (or under exceptional circumstances closed) shall not exceed $L_{A,max}$ of 45 dB night-time (23.00 – 07.00)
- d) The external levels shall not exceed an $L_{Aeq,16hr}$ of 55 dB daytime in any external amenity garden areas, when measured free-field.

Reason: In the interests of residential amenity.

25. That before any work commences on the site, a scheme for the provision of an equipped toddler play area within the application site shall be submitted to the Council as Planning Authority for written approval and this shall include:

- (a) details of the type and location of play equipment, seating and litter bins to be situated within the play area;
- (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed;
- (c) details of fences to be erected around the play area; and
- (d) details of the phasing of these works.

Reason: To ensure the provision of adequate play facilities within the site.

26. That prior to the occupation of the last dwellinghouse within the development, all of the works required for the provision of the equipped play area included in the scheme approved under the terms of Condition 25, shall be completed, and thereafter the area shall not be used for any purpose other than as an equipped play area.

Reason: To ensure the provision of adequate play facilities within the site.

27. That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.

Reason: In the interests of amenity and to ensure the protection and maintenance of the existing trees within the site.

28. That before any work commences on site, a woodland management and maintenance scheme, covering the area shaded green on the approved plans, shall be submitted to the Council as Planning Authority for written approval and it shall include:

- (a) proposals for the continuing care, maintenance and protection of the trees, shrubs and hedges including details of the timing and phasing of all such works;
- (b) details of the number, variety and size of trees and shrubs to be planted and the phasing of such works.

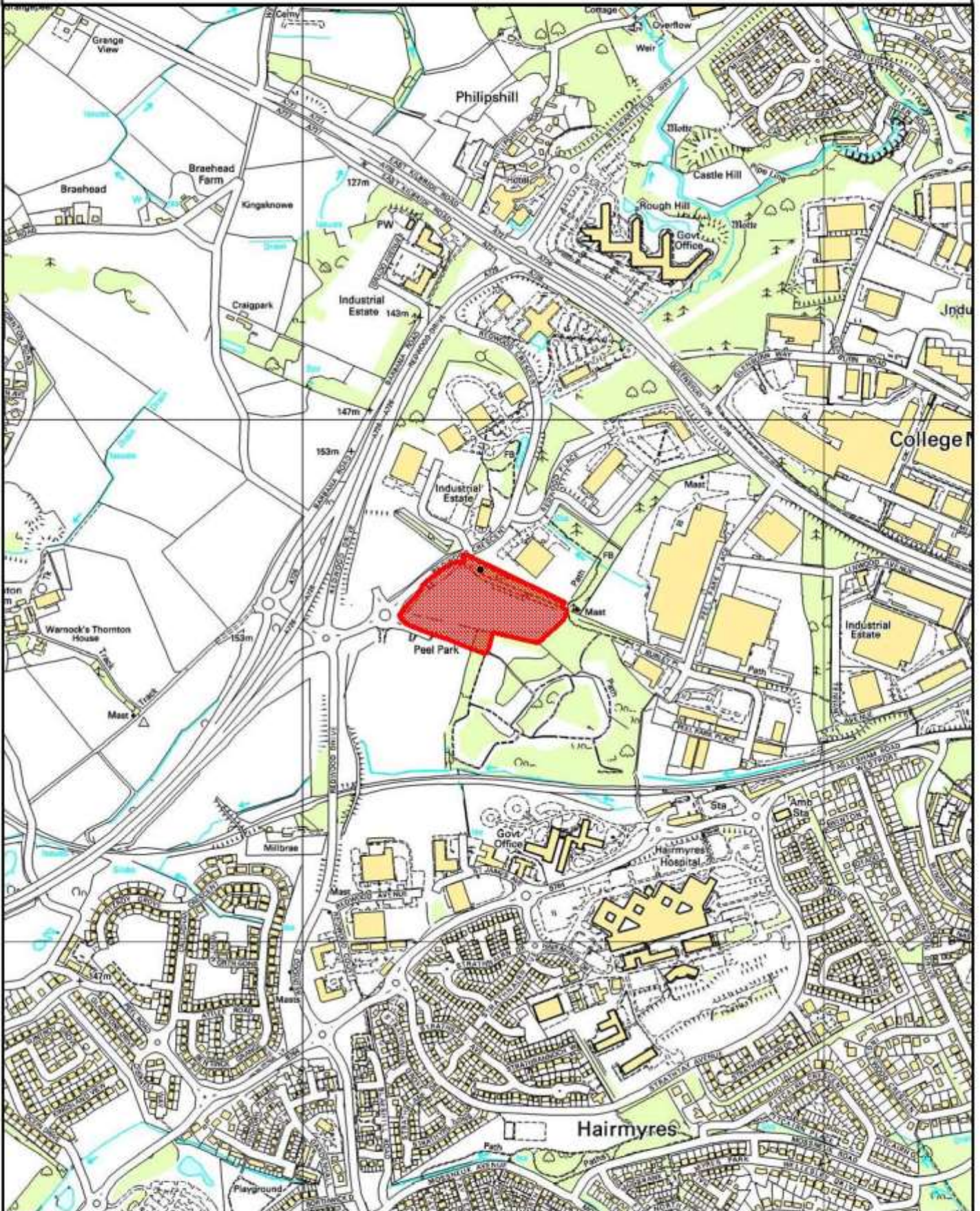
Reason: To ensure the protection and maintenance of the existing woodland within the site.

29. That no consent is hereby granted for the traffic calming measures,(eg raised junction/speed table; speed bend) as shown on the approved plan, and no work shall commence on site until a plan showing alternative measures has been submitted to and approved by the Council as Planning and Roads Authority. Thereafter the approved measures shall be implemented to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety.

EK/17/0197

Land at Redwood Crescent, East Kilbride



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South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development