

Report to: **Planning Committee**
 Date of Meeting: **29 November 2011**
 Report by: **Executive Director (Enterprise Resources)**

Application No: EK/11/0032
 Planning Proposal: Erection of 4 Additional Dwellinghouses (Planning Permission in Principle)

1 Summary Application Information

- Application Type : Permission in principle
- Applicant : Alistair H Chalmers
- Location : Springbank House
West Mains Road
East Kilbride
G74 1PT

2 Recommendation(s)

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

- (1) Grant Planning Permission in Principle – Subject to Conditions (Based on the Conditions Attached)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: Norman Davidson
- ◆ Council Area/Ward: 08 East Kilbride Central North
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
DM 1 - Development Management Policy
ENV 31 - New Housing Development Policy
RES 6 - Residential Land Use Policy

◆ Representation(s):

- ▶ 35 Objection Letters
- ▶ 1 Petition with 51 signatures dated 08/07/2011
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

British Telecom

TRANSCO (Plant Location)

SP Energy Networks (Correspondence Service)

Roads and Transportation Services (East Kilbride Area)

Planning Application Report

1 Application Site

- 1.1 The application site is located in the West Mains area of East Kilbride to the south of West Mains Road and is bounded to the east, west and south by residential properties in Mitchell Grove, Mitchell Court and Malcolm Gardens. The site extends to approximately 0.56 hectares in size and with the exception of the area through which the access road runs, is relatively rectangular in shape. It is bounded by mature trees to the east and south with a large wall running along the western boundary. There is also an area of trees and bushes to the front of the existing house some 20 metres from West Mains Road.
- 1.2 The site is the remnant of a larger area of gardens and nurseries that were granted residential planning consent in 1995 and are now the site of Mitchell Court, Mitchell Grove, Malcolm Gardens, Reay Gardens and Reay Avenue.

2 Proposal(s)

- 2.1 The applicant seeks planning permission in principle for the development of the site for residential use. The applicant has submitted a site and road layout which indicates that the site would be developed for four additional dwellings.
- 2.2 The site is accessed via a private road from Mitchell Grove; the road is currently single track and surfaced in tarmac.

3 Background

3.1 Local Plan Status

- 3.1.1 In terms of the South Lanarkshire Local Plan the site is identified as being within a Residential Area (as defined by Policy RES6). Policy RES6 states that the Council will resist any development which will be detrimental to the amenity of those areas.

3.2 Relevant Government Advice/Policy

- 3.2.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy 2010 which requires new housing developments to be integrated with public transport and active travel networks, such as footpaths and cycle routes, rather than encouraging dependence on the car. As part of a long term settlement strategy, the efficient use of existing buildings, land and infrastructure will have a key role in co-ordination with both infrastructure investments and protection and enhancement of the natural and built environment.

3.3 Planning Background

- 3.3.1 Planning application P/94/256 for the erection of 100 dwellinghouses and 24 three storey flats was granted in 1995 for the wider area surrounding the application site, as outlined in paragraph 2.1 above, and was subsequently amended by applications P/96/038 and EK/96/033.

4 Consultation(s)

- 4.1 **Roads & Transportation Services** - offer no objections to the proposal in principle subject to a maximum of 5 dwellings on site being accessed from the current access road and including the creation of a suitable passing place. The Council's minimum

parking requirements will also require to be addressed at the detailed application stage.

Response: Noted. The main requirements can be addressed through the use of planning conditions where appropriate, at the detailed planning application stage.

- 4.2 **Roads & Transportation Services (Flooding)** - no objection to the proposed development subject to design criteria relating to Sustainable Urban Drainage Systems and Flood Risk being satisfied through the completion of self certification documentation.

Response: An appropriate S.U.D.S condition and flood risk assessment condition will be imposed should planning consent be granted.

- 4.3 **Scottish Water** - has offered no objection to the proposal and has confirmed that Daer Water Treatment Works currently has capacity to service the proposed development. Phillipshill Waste Water Treatment Works also has capacity to serve this development. However, initial investigations have highlighted that there may be a need for the developer to carry out works on the local network to ensure there is no loss of service to existing dwellings therefore the developer should discuss the development directly with Scottish Water.

Response: Noted. An informative would be attached to any consent granted advising the applicant to make contact with Scottish Water as requested.

- 4.4 **BT Openreach** – No objection in principle, although existing Openreach apparatus may be affected by the proposal and it is recommended that the applicant contact BT's plant protection service to arrange a site visit.

Response: Noted. An informative would be attached to any consent granted advising the applicant to make contact with BT Openreach as requested.

- 4.5 **Scotland Gas Networks** – No objection to the proposal in principle, although there are Low/Medium and Intermediate pressure gas mains in the proximity to the application site. No mechanical excavations are to take place above or within 0.5m of the low pressure system, 2m of the medium pressure system and 3 m of the intermediate pressure system. Both direct and consequential damage will require to be repaired with the applicant liable for the charge.

Response: Noted. This can be addressed through the use of an advisory note at the detailed planning application stage.

- 4.6 **Scottish Power** - have offered no objection in principle, however they advise that there may be apparatus within or adjacent to the site that may require alteration or protection, the costs of which will be charged to the applicant. The applicant should contact Scottish Power if apparatus will be affected by the development.

Response: Noted. This can be addressed through the use of a planning condition at the detailed planning application stage.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken and the proposed development was advertised in terms of non-notification of neighbours). Thirty five letters of objection and one petition with fifty one signatures have been received, the points of which are summarised below:

- a) **Some mature trees will be damaged or destroyed by the proposed development.**

Response: This is a planning application in principle to establish if the principle of using the site for residential purposes is acceptable. If acceptable

these matters would be considered as part of the proposal at the detailed planning application stage. The Council's Arboricultural Manager has also visited the site and indicated that some felling is acceptable as none of the trees are covered by any tree preservation orders.

- b) **Please advise if an environmental assessment has been carried out or if such an assessment is planned?**

Response: The proposed development does not fall within the scope of the Environmental Impact Assessment (Scotland) Regulations 1999, and as such no Environmental Impact Assessment is required.

- c) **The proposed development will have a very serious and unacceptably detrimental effect on the view from the back of my house.**

Response: Loss of view is not a material planning consideration and any impact on residential amenity will be assessed at the detailed planning application stage.

- d) **The vehicular access will be made worse with the addition of additional homes and associated transport.**

Response: The existing access to the site is considered by the Council's Roads and Transportation Service to be adequate for the proposal.

- e) **Owners/occupiers of the proposed houses will have direct view into the garden and upstairs rooms at the back of my house.**

Response: Whilst the objector's concern is noted these reasons are not considered to be sufficient to justify refusal of this application. Furthermore, the detailed planning application will require to conform to the approved Council's Residential Development Guide which includes minimum standards for windows directly facing neighbouring properties. It is anticipated that the distance between properties will be in the region of seventeen to twenty metres.

- f) **The development provides a hard landscaped and unsympathetic design in terms of appearance and design.**

Response: This is a planning application in principle to establish if the principle of using the site for residential purposes is acceptable. Design, layout and materials would be considered at the detailed planning application stage. However it appears from the indicative layout that development can be accommodated without significant loss of greenspace.

- g) **The change from the current soft landscaping to hard surfaces will have an impact on surface drainage.**

Response: This is a planning application in principle to establish if the principle of using the site for residential purposes is acceptable. If acceptable this matter would be considered as part of the proposal at the detailed planning application stage in conjunction with the Council's Roads Flooding Section, however the site will still retain a majority of the natural landscaping.

- h) **The access road is less than 10/15m from the existing junction and the new junction will be dangerous to traffic coming from existing housing onto West Mains Road as there are no proper sightlines.**

Response: This is a planning application in principle to establish if the principle of using the site for residential purposes is acceptable. As detailed in paragraph 4.1 above, Roads and Transportation Services have offered no objections to the proposal, and confirm that it is acceptable in principle.

- i) **There will be overlooking between plots 6, 7 and 8 and number 32 Mitchell Grove.**
Response: This is a planning application in principle to establish if the principle of using the site for residential purposes is acceptable. If acceptable these issues would be considered as part of the proposal at the detailed planning application stage. As outlined in point 5.1 (e) the further detailed planning application will require to conform to the Council's adopted Residential Development Guide to ensure that adequate distance exists between plots and existing dwellings.
- j) **I am concerned that drainage will seep into my house from the drains of the new development.**
Response: This is a planning application in principle and if approved, these matters would be considered as part of the proposal at the detailed planning application stage in conjunction with the Council's Flooding Section and Building Standards Services.
- k) **The application form is incomplete and therefore invalid as there is no description of proposed dwellings, no details of materials or finishes and nothing on the form or in the plans regarding waste storage.**
Response: These matters would be considered as part of the proposal at the details planning application stage.
- l) **The application form states that the development will be connected to public water and drainage; the Pitt Review outlined that after the 2007 floods that Local Authorities should give consideration to the construction of new sewers and not to connect to existing as the current drainage systems are under pressure at times of flooding.**
Response: The Pitt Review is only applicable to English and Welsh legislature and is therefore not a material consideration in the determination of this application. However drainage and flooding will be considered at the detailed planning application stage in consultation with Scottish Water and the Council's Flooding Section.
- m) **Is Springbank House a listed building?**
Response: Springbank House is not a listed building.
- n) **There needs to be a clear written and prescribed acceptance of responsibility and ownership in the event of any issues or subsidence caused by trees.**
Response: Whilst the objector's concern is noted, ownership of trees would be a legal matter between the parties concerned.
- o) **The proposed development of banks of terraced dwellings is not in keeping with the current dwelling and takes no cognisance of the surrounding area.**
Response: Design, layout and materials would be considered at the detailed planning application stage.
- p) **There will be a loss of amenity space to accommodate the newly adopted access road.**
Response: The number of additional dwellings has been reduced from six to four in order to retain use of the existing access road, rather than creating a new one.

- q) **Are the proposed dwellinghouses of appropriate design including some social housing?**
Response: This is a planning application in principle to establish if the principle of using the site for residential purposes is acceptable. Design and layout would be considered at the detailed planning application stage however it should be noted that the proposed scheme is too small to require an element of social housing.
- r) **What exactly is meant by Planning Permission in Principle – does it give the applicant some advantage?**
Response: Planning Permission in Principle was formerly referred to as Outline Planning Permission and is a type of application to establish if the principle of development is acceptable in a given location. If acceptable, a further detailed application would be required to deal with the specific matters reserved from the first application. However, an approval gives the applicant comfort that the principle of development of this type is acceptable at the proposed location.
- s) **There is concern that the wildlife will be disturbed as a consequence of cutting down the trees and associated building works.**
Response: Whilst the objector's concern is noted this is not considered to be sufficient grounds to justify the refusal of this application; as noted in point 5.1 (a) some felling is considered to be acceptable. As there is no scheduled demolition of existing buildings, a bat survey was not required.
- t) **During the summer we have large numbers of bats in the garden. I am concerned that the removal of trees will disturb the bats.**
Response: The Council's Arboricultural Manager has confirmed that the conifer trees present within the application site that would require to be felled are not suitable roosting sites for bats.
- u) **The new adopted road will be detrimental to the residential amenity of Mitchell Court and will create additional traffic pollution potentially detrimental to the health of myself and neighbours.**
Response: Whilst the objector's concern is noted, there have been no objections from Roads and Transportation Services and the scheme has been revised so that the existing access road will be utilised.
- v) **The repositioned roadway reduces the visibility splay for traffic approaching the junction from Mitchell Grove.**
Response: As detailed in paragraph 4.1, the road will remain in its current form and position and Roads and Transportation Services have offered no objections to the proposal in principle.
- w) **The proposed altered roadway includes land not owned nor in the control of the applicant but land which is in communal ownership.**
Response: Land ownership is a legal matter however the number of additional dwellings has been reduced from six to four in order to utilise the existing access road rather than creating a new one, thereby negating any concerns over additional land ownership.
- x) **At a time when property developers are struggling to sell off existing housing stock in East Kilbride is a development such as the one proposed necessary?**

Response: This is not a material consideration in the determination of this application. The proposal has been considered on its own merits.

- y) **The road is not suitable for heavy vehicles or emergency service appliances or aerial rescue appliances.**

Response: As detailed in paragraph 4.1, Roads and Transportation Services have offered no objections in principle to the proposal.

- z) **The trees along the boundary are believed to have a TPO and if not should be.**

Response: There are no TPO's recorded within or adjacent to the application site and currently no plans to include the trees within the application site on the TPO register.

- aa) **The access and egress road should be at least 60m from West Mains Road which would mean it would encroach on land which is not theirs.**

Response: As outlined in point 4.1 above, Roads and Transportation Services have offered no objections in principle to the proposal. It should also be noted that, as in point 5.1 (w) above, land ownership is a legal matter that should not unduly influence the determination of this application.

- bb) **There will be an impact on sewerage and fresh water systems.**

Response: As outlined in point 4.3 above, Scottish Water has indicated that there is capacity within the current sewerage and fresh water infrastructure for this development.

- cc) **Given the increased traffic onto West Mains Road there should be a Traffic Noise Assessment carried out due to an increase in noise pollution.**

Response: Whilst the objector's concern is noted this application is not of a scale where the conditioning of a Noise Assessment is necessary.

- dd) **It is contrary to local plan/structure plan by virtue of design, appearance, scale, materials etc.**

Response: This is a planning application in principle to establish if the principle of using the site for residential purposes is acceptable. Design, layout and materials would be considered at the detailed planning application stage.

- ee) **We were told there would never be redeveloping of this area when we purchased our property.**

Response: This is not a material consideration in the determination of this application.

- ff) **The site should be given conservation status and it would be spoiled by shoe horning in the proposed dwellings against a beautiful stone built house, the site is too small for this venture.**

Response: This is a planning application in principle to establish if the principle of using the site for residential purposes is acceptable. There are currently no plans to add the site to any of the existing conservation areas within East Kilbride.

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 determining issues that require to be addressed in respect of this application are compliance with local plan policy and the impact on the surrounding residential environment.
- 6.2 In terms of local plan policy, the application site is located within a residential area designated by Policy RES6 of the South Lanarkshire Local Plan. In this respect, it is considered that the principle of residential development is acceptable and that the development of the site for housing would not have a detrimental impact on the residential amenity of the area.
- 6.3 In terms of the detail of the proposal, Policy DM1 of the South Lanarkshire Local Plan states that all planning applications should take fully into account the local context and built form – i.e. development should not take place in isolation and must take cognisance of scale, position and materials of adjacent buildings and surrounding streetscape. This application however is for planning permission in principle and whilst an indicative footprint has been submitted, no other details of the proposal have been received. In terms of the scale of the proposed development it is however considered necessary to restrict the height of development to a maximum of 2 storeys. This restriction is subject to the development achieving all standards with reference to those contained within the Council's Residential Development Guide. The issues of position and materials and privacy would be assessed in any detailed planning application submitted. Policy ENV31 – New Housing Development would also be assessed in any detailed planning application. Conditions can be used to control matters of height and compliance with the Council's Residential Development Guide. Furthermore conditions will be imposed to ensure that Roads and Transportation Services requirements are complied with as detailed in paragraph 4.1 above.
- 6.4 Whilst none of the consultees raised any issues that cannot be addressed through the use of planning conditions or informatives attached to any planning consent, thirty five letters of objection and one petition of fifty one signatures 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 either be dealt with by planning conditions/informatives or would not merit refusal of this planning application in principal.
- 6.5 Given the above, it is recommended that planning permission be granted subject to the attached conditions.

7 Reasons for Decision

- 7.1 The proposal had no adverse impact on either residential or visual amenity and complies with Policies DM1, RES6 and ENV31 of the adopted South Lanarkshire Local Plan and the guidance notes contained therein

Colin McDowall
Executive Director (Enterprise Resources)

21 November 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan
- ▶ Scottish Planning Policy
- ▶ Neighbour notification letters, dated 3 February 2011, 20 June 2011 and 29 September 2011
- ▶ Press adverts dated 26 June 2011

- ▶ Consultations
 - TRANSCO (Plant Location) 10/02/2011
 - British Telecom 04/03/2011
 - Roads & Transportation Services H.Q. (Flooding) 18/04/2011
 - SP Energy Networks (Correspondence Service) 18/02/2011
 - Scottish Water 09/02/2011
 - Roads & Transportation Services (East Kilbride and Cambuslang/
Rutherglen Area Office) 17/10/2011

- ▶ Representations
 - Representation from : Bill McDonald, 30 Mitchell Grove, East Kilbride, G74 1QZ, DATED 10/02/2011
 - Representation from : Mr Craig Shaw, Received by E-Mail, DATED 15/02/2011
 - Representation from : Mr Joe Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS, DATED 17/02/2011
 - Representation from : Mr Stuart Robertston, 5 Mitchell Court, East Kilbride, G74 1QY, Received by E-Mail , DATED 07/02/2011
 - Representation from : Mrs Gloria McIvor, 7 Mitchell Court, Springbank Gardens, East Kilbride, G74 1QY, DATED 11/02/2011
 - Representation from : Mrs Bernadette Johnstone, 36 Mitchell Grove, East Kilbride, G74 1QZ, DATED 25/02/2011
 - Representation from : L Wallace, 28 Malcolm Gardens, East Kilbride, G74 1QX, DATED 25/02/2011
 - Representation from : Mr & Mrs Green, 32 Mitchell Grove, East Kilbride, G74 1QZ, DATED 16/02/2011
 - Representation from : Diane Murray and Marc Gaeta., Received by email, DATED 21/02/2011

- Representation from : Miss Emma Gibson, 42 Malcolm Gardens, East Kilbride, G74 1QX, , DATED 28/02/2011
- Representation from : Mrs M McAllan, 6 Mitchell Court, East Kilbride, DATED 09/02/2011
- Representation from : Mrs Linda Wilson, 28 Mitchell Grove, East Kilbride, G74 1QZ , DATED 23/02/2011
- Representation from : Kirsten Robb, 35 Ellisland, East Kilbride, G74 3SF, DATED 24/02/2011
- Representation from : Mrs Isobel Green, 12 Mitchell Court, East Kilbride G74 1QY, DATED 28/06/2011
- Representation from : Diane Murray & Marc Gaeta, Mitchell Grove (adjacent to Springbank House), West Mains, East Kilbride, DATED 05/07/2011
- Representation from : Mr Jim Monaghan , 10 Mitchell Court, East Kilbride, G74 1QY, DATED 01/07/2011
- Representation from : Mrs Gloria McIvor, 7 Mitchell Court, East Kilbride, G74 1QY, DATED 08/07/2011
- Representation from : Mr James Knox and Mrs Elizabeth Knox, 4 Mitchell Grove, East Kilbride, G74 1QZ, DATED 07/07/2011
- Representation from : Mr and Mrs G Green, 32 Mitchell Grove, East Kilbride, G74 1QZ, DATED 05/07/2011
- Representation from : Mrs G Miller, 6 Mitchell Grove, East Kilbride, G74 1QZ, DATED 05/07/2011
- Representation from : Mrs M Mcallan, 6 Mitchell Court, East Kilbride, G74 1QY, DATED 23/06/2011
- Representation from : Bill McDonald, 30 Mitchell Grove, East Kilbride, G74 1QZ, DATED 23/06/2011
- Representation from : Mr & Mrs R Gill & Family, 34 Malcolm Gardens, East Kilbride, DATED 08/07/2011
- Representation from : Stuart Robertson and Family, 5 Mitchell Court, East Kilbride, G74 1QY, DATED 11/07/2011
- Representation from : Robert Harvey, 26 Mitchell Grove, East Kilbride, G74 1QZ, DATED 11/07/2011
- Representation from : Craig D Shaw, 34 Mitchell Grove, East Kilbride, G74 1QZ, DATED 11/07/2011
- Representation from : Gerry Docherty, 4 Mitchell Court, East Kilbride , G74 1QY, DATED 07/07/2011

- Representation from : Christine MacKenzie, 8 Mitchell Court, West Mains, East Kilbride, G74 1QY, DATED 07/07/2011
- Representation from : Mr Bill McDonald, 30 Mitchell Grove, East Kilbride, G74 1QZ, , DATED 09/09/2011
- Representation from : Diane Murray & Marc Gaeta, Mitchell Grove (adjacent to Springbank House), West Mains, East Kilbride, DATED 11/10/2011
- Representation from : Mrs Isobel Green, 12 Mitchell Court, East Kilbride G74 1QY, DATED 12/10/2011
- Representation from : Mr & Mrs Green, 32 Mitchell Grove, East Kilbride, G74 1QZ, DATED 16/02/2011
- Representation from : Mr Bill McDonald, 30 Mitchell Grove, East Kilbride, G74 1QZ, , DATED 07/02/2011
- Representation from : Mr Jim Monaghan , 10 Mitchell Court, East Kilbride, G74 1QY, DATED 21/10/2011
- Petition from : Residents against EK/11/0032, with 51 signatures , DATED 08/07/2011

Contact for Further Information

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

Chris McTeir, Planning Officer, Civic Centre, East Kilbride
Ext 6294, (Tel :01355 806294)
E-mail: planning@southlanarkshire.gov.uk

Permission in principle

PAPER APART – APPLICATION NUMBER : EK/11/0032

CONDITIONS

- 1 Prior to the commencement of development on site, a further application(s) for the approval of the matters specified in this condition must be submitted to and approved by the Council as Planning Authority. These matters are as follows:
 - (a) the layout of the site, including all roads, footways, parking areas, passing places and open spaces;
 - (b) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;
 - (c) detailed cross-sections of existing and proposed ground levels, details of underbuilding and finished floor levels in relation to a fixed datum, preferably ordnance datum.
 - (d) the means of access to the site;
 - (e) the design and location of all boundary treatments including walls and fences;
 - (f) the landscaping proposals for the site, including details of existing trees and other planting to be retained together with proposals for new planting specifying number, size and species of all trees and shrubs;
 - (g) the means of drainage and sewage disposal.
 - (h) details of the phasing of development (covering all relevant aspects of development detailed in (a) above)

- 2 The application(s) for approval of these further matters must be made to the Council as Planning Authority before whichever is the latest of the following:
 - (a) expiry of 3 years from when permission in principle was granted
 - (b) expiry of 6 months from date when an earlier application for approval was refused, and
 - (c) expiry of 6 months from date on which an appeal against the refusal was dismissed.

Approval of the further specified matters can be made for -

- (i) different matters, and
- (ii) different parts of the development at different times.

Only one application for approval of matters specified in conditions can be made after 3 years from the grant of planning permission in principle.

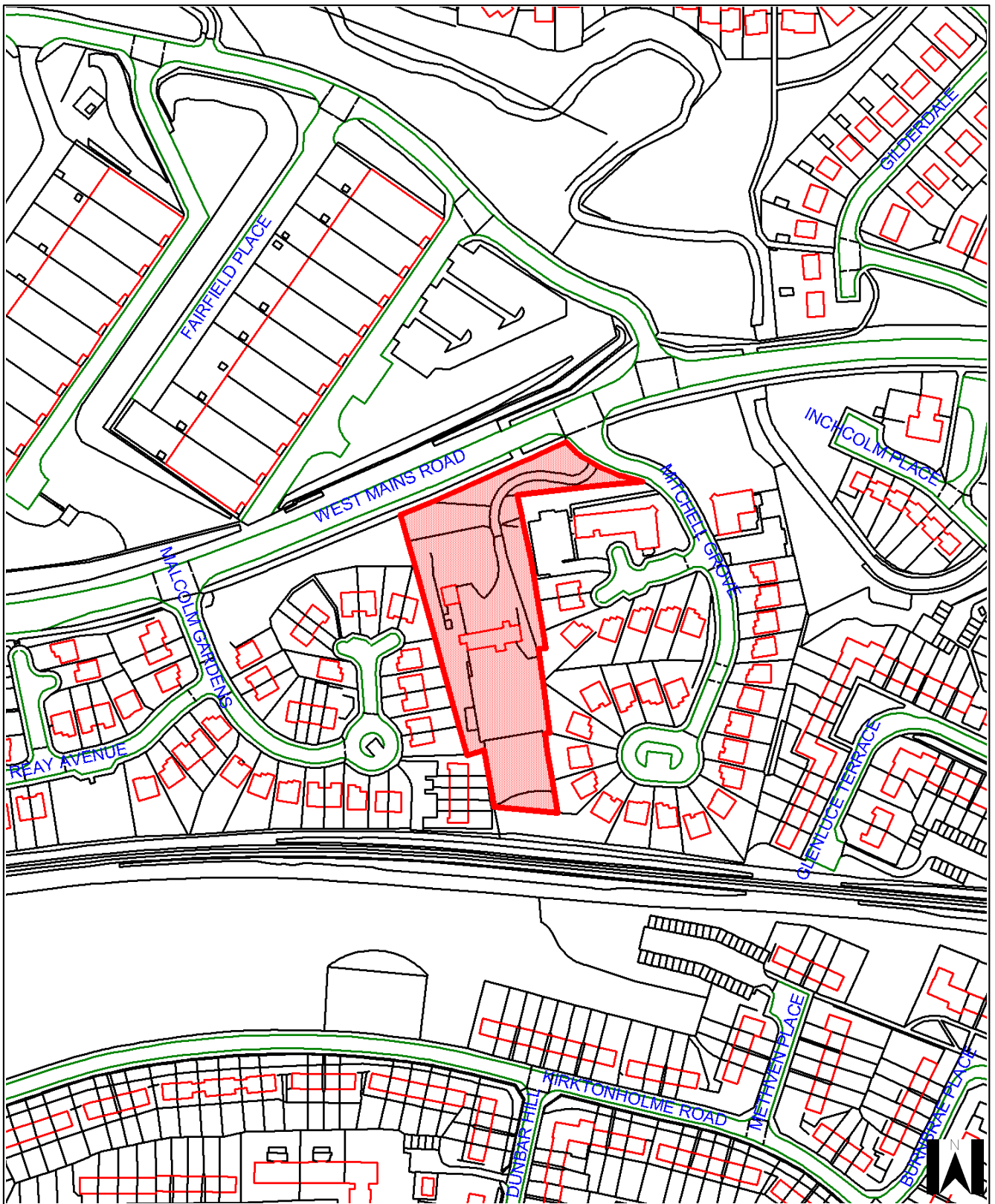
- 3 Unless development commences, planning permission in principle expires 2 years from approval of the specified matters being granted, or if different matters are approved on different dates, then 2 years from the date of the last approval.
- 4 That no building to be erected on the site shall exceed 2 storey(s) in height.
- 5 That the reserved matters application required under the terms of Condition 1 above, shall comply with the requirements of the approved South Lanarkshire Council 'Residential Development Guide'.
- 6 That no consent is hereby granted for the indicative plot layout, driveways, dwellinghouses or garages shown on the application plan.

- 7 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.
- 8 That the reserved matters application required under the terms of Condition 1 above, shall be accompanied by a Design Statement which shall set out the design principles, justify the design solution and show how the proposal responds to the wider context of the area as well as the characteristics of the site.
- 9 That the reserved matters application required under the terms of condition 1 above, shall be accompanied by a traffic management plan and details of proposed wheel cleaning regime.
- 10 That the reserved matters application required under the terms of condition 1 above, shall be accompanied by a Flood Risk Assessment with reference made to CIRA C624 and in accordance with the Reporting Requirements for Flood Risk Assessments issued by the Scottish Environmental Protection Agency (SEPA) shall be submitted to, and approved in writing by the Council as Planning and Roads Authority.
- 11 That the reserved matters application required under the terms of condition 1 above, shall be accompanied by a Drainage Impact Assessment (If not included as part of the Flood Risk Assessment) in accordance with the principles of sustainable drainage and CIRA C697: The SUDS Manual shall be submitted to, and approved in writing by the Council as Planning and Roads Authority.
- 12 This decision relates to drawing numbers: 2011-01/04, 2011-01/01 Rev C
- 13 That the no works, including tree felling, shall take place until a scheme to address the presence of bats on the site has been submitted to, and received the prior written approval of the Council as Planning Authority. The submitted scheme shall make provision for a survey report of the presence of bats within the site and such measures as may be required to mitigate their disturbance.

REASONS

- 1 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 2 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 4 In the interests of amenity.
- 5 In the interests of amenity and to ensure that the Council's key residential development standards are met.
- 6 Consent is granted in outline only. Permission is granted in principle only and no approval is given for these details.
- 7 To ensure the protection and maintenance of the existing mature trees within the site
- 8 To provide an explanation of the design concept and to enable a greater understanding of the proposal.

- 9 In the interest of road safety
- 10 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.
- 11 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 12 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 13 To ensure that provision is made to safeguard any ecological interest on the site.



For information only

For information only