

Report to:	Planning Committee
Date of Meeting:	20 September 2011
Report by:	Executive Director (Enterprise Resources)

Application No	CR/10/0248
Planning Proposal:	Mixed use Development Comprising a 1625 sq. m. Retail Unit, 27 Residential Flats and Associated Access, Parking and External Works (In Principle)

1 Summary Application Information

- Application Type : Permission in principle
- Applicant : Richmond Park Properties Ltd
- Location : 200 Cambuslang Road
Rutherglen

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

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Smith Design Associates
- ◆ Council Area/Ward: 12 Rutherglen Central and North
- ◆ Policy Reference(s): **Glasgow and the Clyde Valley Joint Structure Plan**
Strategic Policy 1 – Strategic Development Locations
Strategic Policy 6 – Quality of Life and Health of Local Communities
Strategic Policy 9 – Assessment of Development Proposals
Strategic Policy 10 – Departures from the Structure Plan

South Lanarkshire Local Plan (adopted 2009)

Policy STRAT1 – Regeneration Priorities
Policy COM3 – New Retail / Commercial Development
RES 5 – Affordable Housing and Housing Choice Policy

RES 6 – Residential Land Use Policy
Policy DM1 - Development Management Policy

- ◆ Representation(s):
 - ▶ 0 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters
 - ▶

- ◆ Consultation(s):

Rutherglen Community Council

Environmental Services

Network Rail

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

SP Energy Network

S.E.P.A. (West Region)

SPT (Strathclyde Partnership for Transport)

Roads & Transportation Services H.Q.(Traffic and Transportation)

Scotland Gas Networks

Planning Application Report

1 Application Site

- 1.1 The application relates to a site in Cambuslang Road, Rutherglen. The site extends to 0.97 hectares and is bounded by industrial premises to the north with a railway line further to the north, Cambuslang Road to the east, Richmond Place to the west and Main Street/ Hamilton Road to the south. The main site access is taken from Richmond Place.
- 1.2 The site is currently derelict and has been vacant since 2004. The last use of the site was principally for a large scale industrial laundry known as the Richmond Park Laundry but also accommodated various small scale premises including a carpet shop. The site is heavily contaminated due to a long history of industrial use over the years.

2 Proposal(s)

- 2.1 The application relates to a mixed use development consisting of twenty seven flats and a retail supermarket extending to 1625 square metres gross floor area. No operator has been identified as part of the planning application however the scale of the proposal is akin to discount operators rather than the larger retail operators. Whilst the application is for Planning Permission in Principle, the applicant has submitted an indicative site layout showing that the residential development would be located on the northern part of the site and consist of three apartment blocks, with access taken from a shared access road from Richmond Place. The retail development would be accessed from a separate access, also from Richmond Place.
- 2.2 The applicant has lodged a Planning and Retail Statement and a Phase1 Geo – Environmental Desk Study as supporting documents. The applicant has also indicated a need for junction improvements at the junction of Richmond Place and Main Street.

3 Background

3.1 National Policy Status

- 3.1.1 Scottish Planning Policy (SPP) provides advice on national planning policy issues. SPP highlights that legislation requires that planning decisions are to be made in accordance with the development plan unless material considerations indicate otherwise. SPP provides planning policy advice on a number of issues, including sustainable economic growth.

Development Plan Status

- 3.2 In terms of the Glasgow and Clyde Valley Joint Structure Plan. The relevant policies are Strategic Policy 6 (SP6), Strategic Policy 9 (SP9) and Strategic Policy 10 (SP10). These policies will be fully discussed in Section 6 of the report. It is noted that the Glasgow and Clyde Valley Proposed Strategic Development Plan has been published. Whilst this document is more strategic in nature than the current Structure Plan the overall thrust of the Proposed Plan remains consistent with the Structure Plan in its support for town centres and economic development. Given the stage that the proposed plan is at in the development plan process, policy assessment focuses on the adopted Structure Plan in this instance.
- 3.3 A number of policies set out in the South Lanarkshire Local Plan (adopted March 2009) are relevant to the consideration of the proposal specifically:

Policy STRAT1 – Regeneration Priorities

Policy COM3 – New Retail / Commercial Development
Policy RES6 – Residential Land Use
RES 5 – Affordable Housing and Housing Choice Policy
RES 6 – Residential Land Use Policy
Policy DM1 - Development Management Policy

These policies will also be fully discussed in Section 6 of the report.

4 Consultation(s)

- 4.1 **Roads and Transportation Services HQ Traffic and Transportation** – raise no objections to the proposal subject to a number of matters being addressed in regard to detailed issues including the provision of on site and off site roads infrastructure improvements. This may require linking any proposed traffic signals to existing.
Response: Noted. Conditions will be attached to any consent granted.
- 4.2 **Environmental Services** – have no objection subject to the imposition of appropriate planning conditions in relation to noise, ventilation, air quality, dust and contaminated land investigation and mitigation.
Response: Noted. Conditions will be attached to any consent granted.
- 4.3 **Roads and Transportation Services (Flooding)** – no objections subject to the provision of a Flood Risk Assessment and that the drainage complies with the Council’s Sustainable Urban Drainage design criteria.
Response: - Noted. Conditions will be attached to any consent issued.
- 4.4 **SEPA** – no objection subject to compliance with SEPA’s requirements in regard to foul drainage, surface/water, flood risk.
Response: Noted. Conditions will be attached to any consent granted.
- 4.5 **Rutherglen Community Council** – raised no objections to the proposal.
Response: Noted.
- 4.6 **Scottish Water** - no objections subject to the applicant’s compliance with a number of statutory requirements in regard to connections to the new drainage and waste water infrastructure.
Response : Noted.
- 4.7 **SP Energy Networks** – raised no objections to the proposal.
Response: Noted.
- 4.8 **Scotland Gas Networks** – no objections subject to the appropriate hand digging excavation methods in the vicinity of gas mains that are present on the site.
Response: Noted.
- 4.9 **Strathclyde Partnership for Transport** – raised no objections to the proposal.
Response: Noted.
- 4.10 **Network Rail**– raised no objections to the proposal as it will have no direct impact on Network Rail property.
Response: Noted.

5 Representation(s)

- 5.1 Following statutory neighbour notification and advertising the proposal in the Rutherglen Reformer as Development Contrary to Development Plan, no representations were received.

6 Assessment and Conclusions

- 6.1 Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan comprises the Glasgow and Clyde Valley Joint Structure Plan and the adopted South Lanarkshire Local Plan 2009.
- 6.2 In assessing any planning application it is also necessary to evaluate the proposal against the most up to date policies and criteria contained in the relevant national planning policy. Scottish Planning Policy (SPP) states that the planning system should proactively support development that will contribute to sustainable economic growth and to high quality sustainable places. Planning authorities should take a positive approach to development recognising and responding to economic and financial conditions in considering proposals that could contribute to economic growth. The proposed development can be considered to support the Scottish Government's wider strategy for economic growth by bringing into productive use a site which has been vacant for a number of years and has the potential to deliver a number of full and part time jobs.
- 6.3 The planning application in principle has been submitted to the Council to establish the principle of a mixed use development, including a convenience retail store of 1625 square metres gross floor area, on the site at Cambuslang Road, Rutherglen. The main determining issues are compliance with the approved Glasgow and Clyde Valley Joint Structure plan and the adopted South Lanarkshire Local Plan and any other material considerations.
- 6.4 In terms of the Glasgow and Clyde Valley Joint Structure Plan, the relevant policies are Strategic Policy 6 – Quality of Life and Health of Local Communities (SP6), Strategic Policy 9 – Assessment of Development Proposals (SP9) and Strategic Policy 10 – Departures from the Structure Plan (SP10)
- 6.5 Strategic Policy 6 (SP6) – Quality of Life and Health of Local Communities
SP6 safeguards strategic town centres as the preferred location for focusing the economic potential of new retail developments. The current proposal is not within a town centre listed in Schedule 1(a), nor is it identified in Schedule 6(c)(iii) – Out of Centre Retail Locations. The proposal therefore requires to be further considered in relation to the criteria of Schedule 6(c)(i) and 6(c)(ii).
- 6.6 Schedule 6(c)(i) sets out a number of criteria that new retail proposals require to be considered against in regard to convenience and comparison floorspace. The relevant criteria are set out as follows: (a) expenditure compared to turnover and (b) impact on strategic centres. These will be considered in turn.
- 6.7 The applicant has provided a Retail Impact Assessment (RIA) in support of the application. In terms of Criterion (a) – expenditure compared to turnover, the RIA shows that there is currently a deficit when comparing expenditure to turnover however this can partly be accounted for by the high level of turnover generated by the Tesco store at Dalmarnock. A proportion of the turnover at this store will be supported by households outwith the catchment area.
- 6.8 In terms of Criterion (b) – impact on strategic centres, both Rutherglen and Cambuslang town centres are listed in Schedule 1(a) of the Structure Plan as town centres to be safeguarded. The RIA has assessed the impact of the proposed retail store against both Rutherglen and Cambuslang town centres as well as Burnside

(defined as a local centre). The applicant has indicated that the proposed store will be retailing convenience goods and has indicated that there will be a diversion of expenditure and a level of impact on these nearby centres. However, given the scale of floor space proposed and the estimated turnover, it is considered that the levels of impact will not significantly undermine the vitality and viability of these centres.

- 6.9 Schedule 6(c)(ii) is also relevant to the assessment of the proposal. The sequential approach requires that the town centre is the first preference for new retail developments. The applicant has applied a sequential approach with the first location to be considered being town centres. The applicant has assessed opportunities in Rutherglen and Cambuslang town centres and whilst there are vacant premises in both centres there are no opportunities which would accommodate the proposed development. There are however retail opportunities at Duchess Place (planning permission in principle for a mixed use development) and at the Hoover site at Cambuslang (local plan STRAT 8 site). However neither of these sites are within the town centre and are therefore not sequentially preferable to the application site.
- 6.10 Strategic Policy 9 – Assessment of Development Proposals (SP9) identifies the criteria which should be applied in the assessment of any planning proposal in order to determine if it accords with the Structure Plan. SP9A states that the case for any development which exceeds the criteria set out in Schedule 9 – Scales of Developments likely to be significant, (in this case Convenience Retail Developments over 1000 square metres) has been established in terms of the criteria set out in Schedule 6c(i) above and the requirements set out in Schedule 6c(iv) Additional Retailing Opportunities. Schedule 6c(iv) lists locations where additional floorspace provision will be supported in accordance with the Structure Plan. The application site is not sited within a location identified in Schedule 6c(iv) and therefore, in this case the proposal does not conform with Policy SP9 of the Glasgow and Clyde Valley joint Structure Plan.
- 6.11 Strategic Policy 10 – Departures from the Structure Plan (SP10) states that any proposal which fails to meet the relevant criteria in SP9 will be regarded as a departure from the Development Plan and consideration will require to be given to the appropriateness of the development having regard to the stated criteria. The policy sets out circumstances where a departure may be justified and of relevance in this case is SP10B(iii)(b). This criteria states that a departure may be justified where there is an environmental benefit gained by the significant restoration of vacant or derelict land for environmental purposes. The site is heavily contaminated and Environmental Services have concerns about the existence and seepage of pollutants, particularly chlorinated hydrocarbons, through and beyond the site. Significant works are required to decontaminate the site which would only be possible should the site be able to be redeveloped and reused. I would therefore consider that the significant environmental benefits which would be gained by this proposal would justify a departure from SP9, in accordance with SP10 of the Glasgow and Clyde Valley Joint Structure Plan.
- 6.12 In terms of the adopted South Lanarkshire Local Plan, there are a number of policies relevant to the assessment of the proposal. Policy STRAT1 – Regeneration Priorities, Policy COM3 – New Retail/Commercial Development Policy, RES 5 – Affordable Housing and Housing Choice Policy, RES6 – Residential Land Use Policy and DM1 – Development Management Policy are relevant in consideration of the proposal.

- 6.13 Policy STRAT1 – Regeneration Priorities states that priority will be given to the regeneration of the locations detailed in Table 2.1 ‘Regeneration Priorities’ and identified on the Strategy Map. The application site is located within the Clyde Gateway Initiative Area as identified in both Table 2.1 and the Strategy map of the Local Plan. This initiative is one of the most significant projects which have been identified through the National Planning Framework, the Structure Plan and the Council’s aims and objectives and it covers economic, housing and environmental improvements throughout the area. It is a 25 year initiative which aims to regenerate over 70 hectares of industrial land, provide over 10,000 new homes and improve 140 hectares of green space. The application site and the current proposal is an example of the problems and potential solutions existing within the Clyde Gateway Area. I would consider that the development of the site in terms of its decontamination and the provision of new homes and commercial development would be in accordance with the aims and priorities set out by Policy STRAT1 in respect of the Clyde Gateway project.
- 6.14 Policy COM3 –New Retail/ Commercial Policy sets out the criteria to assess new retail development proposals against and reflects the national (SPP) and strategic policy framework for assessing new development as set out in paragraphs 6.4 to 6.11. In regard to criterion (a) - following the sequential approach; there are no other sites that can accommodate the scale and nature of the proposed retail development at a location within or on the edge of a town, village or neighbourhood centres. The proposal is therefore regarded as in conformity with criteria (a). Criterion (b) requires that proposals do not undermine the vitality and viability of town, village or neighbourhood centres. The applicant has submitted an RIA which shows limited impact on both Cambuslang and Burnside centres and a higher impact on Rutherglen town centre. Criterion (c) requires that the proposal can be supported by the areas catchment population and in this case there is a deficit of expenditure. However, the level of deficit will be offset to an extent by expenditure flows into the catchment area generated by households outwith the catchment area. Criterion (d) requires that the proposal supports regeneration policies for the area and as discussed in paragraph 6.12 above, the site is located within the Clyde Gateway Area and the proposal would deliver significant decontamination works and the provision of new homes. Criterion (e) requires that the proposal promotes sustainable development in relation to minimising transport and environmental impacts. The site is located on the main bus route between Hamilton and Glasgow and is well served by a regular bus service. The site is also located close to the new M74 link. The redevelopment of the site will deliver significant environmental improvements by redeveloping a vacant, derelict and contaminated site. Therefore, it is considered in this instance that the proposal whilst not in a centre or located on an edge of centre site can be justified against COM 3.
- 6.15 Policy RES6 – Residential Land Use sets out the Council’s aim of protecting designated residential areas from any development which would be detrimental to their amenity. Policy RES6 also states that developments of an ancillary nature, for example, single retail developments for local needs may be acceptable. In this case, the proposal is for a retail store and housing. Whilst the store may be used by a wider population than those residing in the immediate vicinity of the site, it will provide a facility close to existing residents and reduce the need for travel for convenience shopping. In addition, the proposal would deliver the improvement of a heavily contaminated and derelict site which has been vacant since 2004 which would be of significant benefit to the local community.
- 6.16 Policy RES 5 and the Supplementary Planning Guidance on Affordable Housing is also relevant. There is a requirement for sites with a capacity of 20 or more units for

a 25% contribution to affordable housing. In this instance it is noted that there will be significant costs associated with decontaminating the site and the flatted type of housing proposed will be at the more affordable end of the housing market. Therefore taking these factors into account it is considered that there is no requirement for a separate provision for affordable housing.

- 6.18 In regard to Policy DM 1 the proposal is for planning permission in principle and the details as submitted are in conformity with Policy DM 1. any future application through reserved matters will require submission of a design statement.
- 6.18 In summary, the following points are noted. The application for Planning Permission in Principle for a mixed use development comprising a 1625 square metre retail unit and 27 flats has been accompanied by both a Retail Impact Assessment and a Geo-Environmental Study. In terms of the retail impact, the applicants have identified that the retail unit may marginally affect the vitality and viability of Rutherglen town centre. In relation to the environmental condition of the site, at present the levels of contamination are high and there are concerns over both the levels on site and the potential for seepage outwith the site. The proposal would require the decontamination of the site prior to any development taking place and this in itself, whilst necessary, is unlikely to be carried out without the prospect of redeveloping the site for commercial purposes. The retail element of the proposal does not strictly comply with the provisions of the approved Glasgow and Clyde Valley Joint Structure Plan or the adopted South Lanarkshire Local Plan as it constitutes retail development outwith identified centres. Both plans do however allow for departures from retail policy where there would be significant benefits in terms of environmental or economic improvements. In the case of this site, the redevelopment for retail and housing would deliver improvements in both areas. The site is part of one of the most significant Urban Regeneration initiatives in the country and its redevelopment rests on the developer's ability to decontaminate and commercially redevelop the site which is derelict and heavily contaminated. In this case therefore, I would consider that the economic and environmental benefits gained by redeveloping the site for housing and retail use justifies a departure from the retail policies contained within the development plan.
- 6.19 The application was advertised as contrary to the development plan and following detailed assessment of the proposal, I am of the opinion that planning permission in principle can be granted and a departure justified for the following reasons:
- The proposal can be justified against the Glasgow and Clyde Valley Joint Structure Plan and South Lanarkshire Local Plan.
 - The proposal will result in the redevelopment of vacant and derelict land.
 - The development of the site will deliver significant decontamination and improvements to a heavily contaminated site.
 - The proposal accords with the aims and objectives of the Clyde Gateway Metropolitan Flagship Initiative to regenerate and improve the area and accords with the aims and objectives of the Clyde Gateway Metropolitan Flagship Initiative in that it will provide new homes and jobs within the project area.

On the basis of the above, I would recommend that planning permission is granted subject to the conditions attached.

7 Reasons for Decision

7.1 For the reasons stated in paragraph 6.19 above

Colin McDowall

Executive Director (Enterprise Resources)

13 September 2011

Previous References

◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Network Rail	28/10/2010
Building Standards Services (Cam/Ruth Area)	05/11/2010
S.P.T	10/11/2010
S.E.P.A. (West Region)	02/12/2010
SP Energy Network	05/11/2010
Scottish Gas Networks	03/11/2010
Environmental Services	01/12/2010
Environmental Services	17/12/2010
Scottish Water	04/11/2010
Rutherglen Community Council	10/02/2011
Roads & Transportation Services H.Q. (Flooding)	05/11/2010
Roads & Transportation Services HQ (Traffic & Transportation)	07/09/2011

- ▶ Representations

None

Contact for Further Information

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

Cathy Bradley, Planning Officer, Civic Centre, East Kilbride
Ext 6312, (Tel :01355 806312)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

Permission in principle

PAPER APART – APPLICATION NUMBER : CR/10/0248

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 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);
 - (i) submission of a detailed study relating to contamination within the site and proposed remediation works, as set out in the letter dated 16 May 2011 from W.A Fairhurst and Partners (REF 85543/MW)

- 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 That the further application required under the terms of Condition 1 above, shall include a detailed scheme for surface water drainage. 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 and requirements and shall be agreed in writing with the Council as Planning Authority in consultation with SEPA.

- 4 This decision relates to drawing numbers:

EO1(A) and PO2

- 5 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.
- 6 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and requirements.
- 7 That no development shall commence on site until a Flood Risk Assessment, in accordance with the Council's Sustainable Urban Drainage Systems Design Criteria has been submitted to and approved by the Council as Planning and Roads Authority.
- 8 Development shall not commence until an assessment of the potential for the proposed use to cause noise nuisance including, if applicable, noise produced by the ventilation equipment, to occupants in nearby residential area has been submitted to the Council as Planning Authority. Where potential noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Council as Planning Authority. The approved scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
Such an assessment and the recommendation of any attenuation measures shall be carried out by a suitably qualified person.
- 9 Between the hours of 0800 and 2000 the measured noise level emitted from the premises (LAeq (1hour)) shall not exceed the pre-existing background noise level (LA90(1/2hour)) by more than 4dB (A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.
Between the hours of 2000 and 0800 the noise emitted from the premises (LAeq (5mins)) shall not exceed the pre-existing background noise level (L A90 (1/2hour)) by more than 4dB(A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.
- 10 Before the development is brought into use, the proposed method of ventilation shall be submitted to and approved in writing by the Council as Planning Authority. The retail use hereby approved shall not be brought into use until the ventilation systems are operational in accordance with the approved details.
All odours, fumes and vapours generated on the premises shall be controlled by best practicable means to prevent them causing nuisance to occupants of nearby dwellings or premises.
The ventilation system shall:
 - a) Incorporate systems to reduce the emission of odours and pollutants and shall thereafter be maintained as necessary.
 - b) Be constructed by employing best practical means to minimise noise and vibration transmission via plant and the building structure.
 - c) Noise associated with the business shall not give rise to a noise level, assessed with the windows closed, 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.
- 11 Prior to the development being brought into use, details of the storage of waste

arising from the commercial activity shall be submitted to and approved in writing by the Council as Planning Authority. The agreed details shall be in place prior to the development being brought into use.

- 12 That before any development commences on site, details of facilities for the storage of refuse arising from the residential development hereby approved, including design, location, external finishes and access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwelling unit shall be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority.
- 13 Prior to development commencing on site, a scheme to control and minimise the emission of pollutants from and attributable to the development, shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall set out measures which will be implemented to ensure that the emission of pollutants shall meet the requirements of the Air Quality (Scotland) Regulations 2000 and Air Quality (Amendment) Regulations 2002. The approved scheme shall thereafter be implemented prior to the development being brought into use and shall thereafter be implemented in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
- 14 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.
- 15 Prior to development commencing on site, a scheme of dust monitoring 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.
- 16 That prior to any works commencing on site, a full report on the condition and integrity of the Scion Burn culvert and any remedial works required to be undertaken will be submitted to and approved by SEPA and the Council as Roads and Planning Authority. Any remedial works required by the
- 17 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.
- 18 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.
- 19 (a) Prior to commencement of any works on site, a comprehensive site investigation carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:
 - (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection

Act 1990 (as inserted by section 57 of the Environment Act 1995);

(ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;

(iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.

(b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.

(c) If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, 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.

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

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

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

21 That a Transportation Assessment be submitted and agreed to the satisfaction of Roads and Transportation Services prior to the issue of any detailed consent. This will include traffic and pedestrian surveys as agreed in the assessment scoping study.

22 That details of any improvements required as part of the agreed Transportation Assessment be submitted and approved by Roads and Transportation Services prior to the issue of any detailed consent and thereafter implemented to the satisfaction of Roads and Transportation Services.

23 That a controlled pedestrian crossing facility be introduced on Main Street close to its junction with Richmond Road prior to the opening of the supermarket unless otherwise agree with the Council as Planning Authority. The details, design and location of the crossing to be approved by the Council as Planning and Roads Authority.

24 That any bus stops/ shelters affected by the development, or any improvements, be relocated to the satisfaction of Roads and Transportation Services in

consultation with Strathclyde Police and Strathclyde Partnership for Transport.

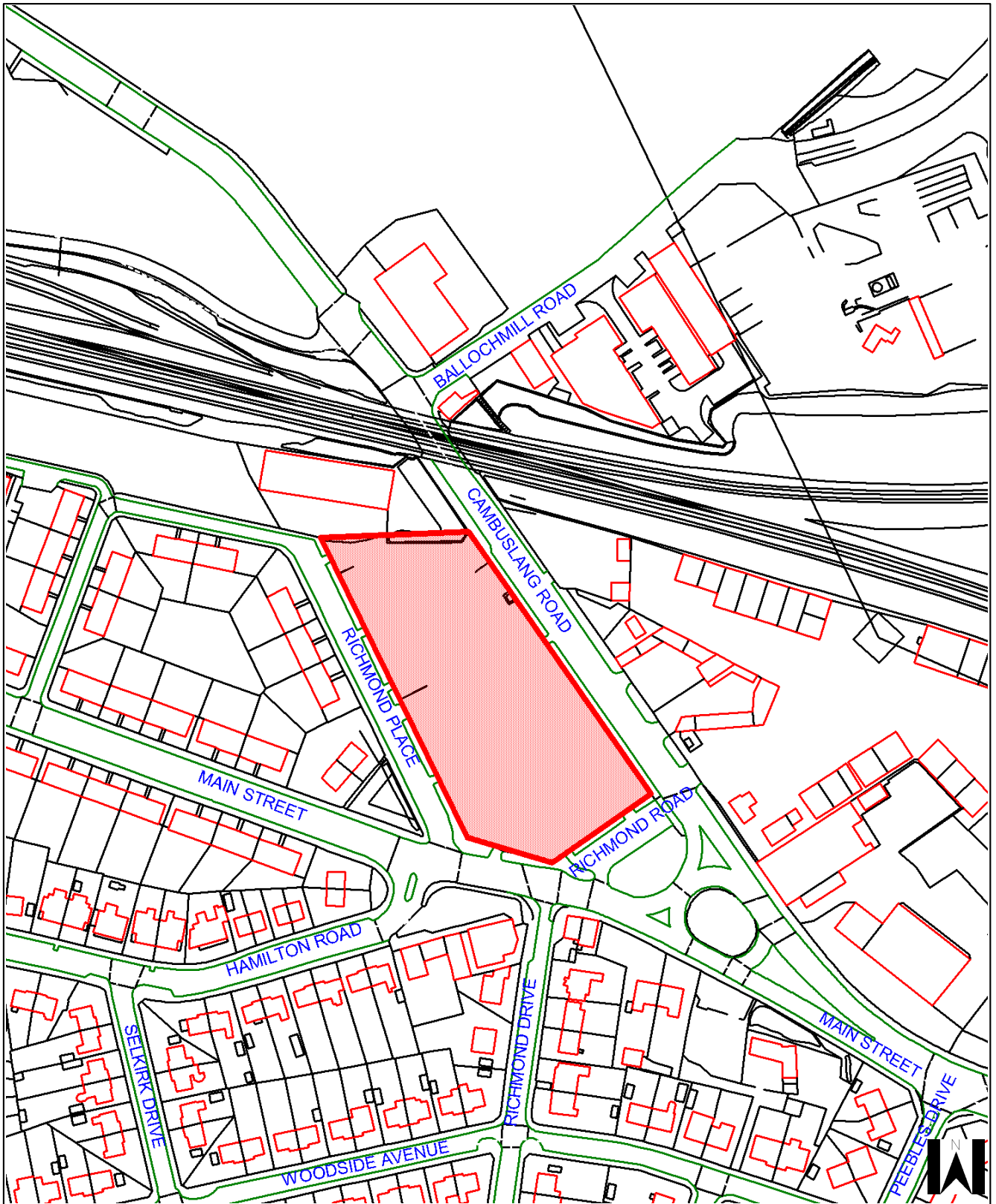
- 25 That the developer fund the promotion and implementation of any Traffic Regulation Order(s) required in order to mitigate the impact of the development.
- 26 That a Travel Plan for the food retail element of the development be submitted and prepared to the satisfaction of Roads and Transportation Services prior to the issue of any detailed consent.
- 27 That parking and servicing provision be provided in accordance with the Council's Guidelines for Development Roads.

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 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.
- 4 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 5 In order to retain effective planning control
- 6 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.
- 7 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.
- 8 To minimise noise disturbance to adjacent occupants.
- 9 To minimise noise disturbance to adjacent occupants.
- 10 To minimise nuisance to occupants of nearby buildings as a result of cooking smells, vapours, airborne pollutants or noise from the premises.
- 11 To minimise nuisance, littering and pest problems to nearby occupants.
- 12 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.
- 13 To minimise the risk of nuisance from pollutants to nearby occupants.
- 14 To minimise the risk of nuisance from dust to nearby occupants.
- 15 To minimise the risk of nuisance from dust to nearby occupants.
- 16 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 17 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.
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- 19 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use
- 20 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 21 In the interest of traffic safety.
- 22 In the interest of traffic safety.
- 23 To ensure safe pedestrian access to the site.
- 24 In the interest of traffic safety.
- 25 In the interest of road safety and to retain effective planning control.
- 26 In the interest of public safety and to encourage sustainable travel to and from the development.
- 27 To ensure adequate parking and service provision.



For information only

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