

Report

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Report to:	Cambuslang/Rutherglen Area Committee
Date of Meeting:	6 July 2010
Report by:	Executive Director (Enterprise Resources)

Application No	CR/10/0088
Planning Proposal:	Formation of 44 New Flats (Planning permission in Principle) (Renewal of CR/06/0417)

1 Summary Application Information

- Application Type : Permission in principle
- Applicant : Western Heritable Investment Co Ltd
- Location : 267-273 Montford Avenue
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 Conditions Attached)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: Honeyman Jack & Robertson
- ◆ Council Area/Ward: 12 Rutherglen Central and North
- ◆ Policy Reference(s): **South Lanarkshire Local Plan Adopted 2009**
Policy RES6 – Residential Land Use
Policy ENV31– New Housing Development
Policy DM1 – Development Management
Policy DM9 – Demolition and Redevelopment
for Residential Use
Residential Development Guide

- ◆ Representation(s):

- ▶ 8 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

- ◆ Consultation(s):

Rutherglen Community Council

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

Leisure Services

Roads and Transportation Services (Cambuslang/Rutherglen Area)

Estates Services

Scottish Natural Heritage

Planning Application Report

1 Application Site

- 1.1 Within the Bankhead area of Rutherglen, close to the administrative boundary with the City of Glasgow Council, the application site extends to approximately 0.9 hectares. The application site is of an elongated shape with a north/south axis and is positioned between Curtis Avenue and Montford Avenue, Rutherglen. The site is wooded and contains within the central area of the site two semi-detached sandstone properties which appear to have been sub divided into flats. Originally within the centre of the site there had been an additional block of two semi-detached dwellings, however this block has recently been demolished and the material removed.
- 1.2 In addition to the dwellings and their garden ground (the greatest parts of which are overgrown), the northern third of the site is a former maintenance yard which has been vacant for over ten years. This yard area has a hard standing surface which is currently being overgrown by vegetation.
- 1.3 The eastern, southern and western boundaries of the site adjoin residential properties and the northern boundary adjoins a small group of commercial/retail properties including Kingspark Coachbuilders/cars sales with associated yard, a public house (100 Acres), a bookmakers, hot food takeaway and a small general store.
- 1.4 The site is not level there being a distinctive change between the residential 'part' of the site (Montford Avenue) and the former yard area which is at a lower level. As a result vehicular access to the yard is from a narrow driveway between cottage flats on Curtis Avenue. The residential properties are served by a communal driveway off Montford Avenue and there is a further driveway close by which would have served the building that was recently demolished and this also appears to be being used.
- 1.5 At the southern boundary adjacent 303-305 Montford Avenue there is a small electricity sub station with an area of maintained grass in front of it.

2 Proposal(s)

- 2.1 Outline planning consent was granted at Planning Committee for residential development for the erection of 36 flats and conversion of existing villas to 8 flats (44 dwellings in total), with associated vehicular access from Montford Avenue, parking and landscaping in July 2007. The applicant seeks to renew this consent as the three years approved to bring forward a development for the site have nearly elapsed. However the description has been amended to reflect that the applicant no longer seeks permission to convert the existing villas within the site but to establish the principle to still be able to form 44 new dwellings.
- 2.2 As the application has been submitted to establish the principle of development, the information/details accompanying the submission are limited. The drawings however do indicate that:
 - Vehicular access will only be from Montford Avenue by means of a new cul de sac positioned midway along the site's frontage . This new road will weave into the site and will be close to the site's western boundary
 - Two terraced blocks of two storey cottage flats (6 flats per block) will be positioned on both sides of the new road facing Montford Avenue.

- Three blocks of three storey flats (two blocks with 9 units and one with 6) will be erected at the northern end of the site (former maintenance yard)
- 88 car parking spaces will be provided entirely within the site primarily by means of two parking forecourts and parking bays off the new road.
- Two blocks of two storey flats (4 flats per block) would be formed where the original villas were located.

3 Background

3.1.1 Local Plan Status

Within the adopted South Lanarkshire Local Plan the application site is within a designated residential area under Policy RES6 – Residential Land Use whereby the Council will seek to protect the character and amenity of these areas.

3.1.2 In terms of the assessment of the planning application three other local plan policies are applicable Policy ENV31 – New Housing Development, Policy DM1 - Development Management and Policy DM9 - Demolition and Redevelopment for Residential Use. In assessing new developments, the Council will require well designed proposals which integrate successfully with their surroundings and are well related to existing development, public transport, local services and facilities. All development is required to take fully into account the local context and built form and that it should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity.

3.1.3 In terms of the Council’s Residential Development Guide, this guide emphasises the need for developments to reflect the scale and character of surrounding areas and that of existing urban forms. Centrally located infill sites accessible by walking, cycling and public transport may be developed at higher densities.

3.2 Relevant Government Advice/Policy

3.2.1 Scottish Planning Policy 3 – Planning for Homes states that the allocation of an appropriate supply of land for housing is one of the key factors in ensuring continued opportunities for house building and influencing the delivery of housing. Alongside this, consideration of the location, quality, design and energy efficiency of new homes and housing developments is required to achieve a high-quality product and successful, sustainable communities.

3.3 Planning History

3.3.1 There have been two previous applications for the site within the last 5 years. Both planning applications were approved at Planning Committee in July 2007 for residential development (erection of 33 flats and conversion of existing villas to 4 flats with associated vehicular access from Montford Avenue, parking and landscaping) (in outline) for Planning Application No. CR/06/0416 and for residential development (erection of 36 flats and conversion of existing villas to 8 flats, with associated vehicular access from Montford Avenue, parking and landscaping) (in outline) for Planning Application No. CR/06/0417.

4 Consultation(s)

4.1 **Roads and Transportation Services** – has no objections to the proposed development so long as conditions are imposed ensuring that the road layout plus parking provision are to appropriate standards, including visibility splays and that in view of the existing level of on-street parking that presently takes place, no reduction in parking provision will be considered. Consideration must also be given to the route used by construction traffic.

Response: Noted. Appropriate conditions shall be imposed to address these matters if planning permission is granted.

4.2 **Roads and Transportation Services (Flood Prevention Unit)** – has no objections to the proposed development so long as a drainage assessment in accordance with the principles of sustainable drainage is carried out.

Response: Noted. An appropriate planning condition shall be imposed if planning permission is granted.

4.3 **Environmental Services** – has no objection to the proposal so long as conditions are imposed to control refuse and dust and advisory notes in respect of the control of noise and contamination.

Response: Where appropriate and necessary conditions shall be imposed on the consent that will address these aspects in a satisfactory manner if consent is granted.

4.4 **Leisure Services** - no reply.

Response: A tree survey was submitted in relation to the original planning application for the site which indicated that the trees are not in good condition and that in fact the proposed felling plan should be carried out regardless of the proposed development. Clearly this will remove the vast majority of the existing trees and is likely to have a significant impact in terms of the visual amenity of the locality. Therefore if consent is granted an appropriate planning condition shall be imposed to ensure a suitable landscaping plan is submitted.

4.5 **Scottish Water** – has no objections to the proposed development.

Response: Noted.

4.6 **Rutherglen Community Council** – has no objections to the proposal.

Response: Noted.

4.7 **Scottish Natural Heritage** – has no objections to the proposed development so long as an updated bat survey is carried out and works are not carried out when there are active bird nests.

Response: Noted and appropriate planning conditions are attached should planning consent be granted.

4.8 **Estate Services** – have not made any comments.

Response: Noted.

5 Representation(s)

5.1 Statutory neighbour notification was undertaken following which 8 letters of objection were received. The issues raised can be summarised as follows:

a) **Road narrow and parking already difficult as well as for access for emergency, refuse and gritting vehicles; it cannot accommodate the additional traffic that will be generated by the development with resultant danger, especially to children, particularly during the construction phase.**

Response: It is acknowledged that due to the existing pattern of development (road design and house type), that localised issues relating to parking etc do occur. The road itself however is not substandard in terms of design and layout. However the development will undoubtedly generate additional traffic on Montford Avenue and this has been taken into consideration by Roads and Transportation Services both during the consideration of the original planning application and for this one. Roads and Transportation Services have offered no adverse comments (subject to certain conditions) as they are satisfied that the local road network, especially Montford Avenue, can accommodate additional cars as their use of the street will be 'spaced'

throughout the day and therefore the impact will not be material. It is also considered that the existing road network would be able to cope with any construction traffic. However as with the previous consent it was considered appropriate to impose a planning condition to ensure that the routes used are acceptable to local utility providers. In addition the proposed development will have adequate off street parking, within the site, and therefore any perceived difficulties relating to parking will not be exacerbated.

- b) **Proposed access from Montford Avenue unsatisfactory and parked cars may be damaged.**

Response: The proposed access road and its junction with Montford Avenue has been designed to comply with current road engineering principles/requirements as detailed in the Council's Guidelines for Development Roads. In this respect appropriate sightlines will be provided and from a road safety perspective the new access is considered to be satisfactory.

- c) **Overdevelopment - impact on amenity (loss of privacy, overshadowing, design, noise etc.)**

Response: The site is surrounded on the main by residential properties. It is therefore important that in order to provide an acceptable level of amenity that the development accords with the Council's Residential Development Guide. In this regard the submitted drawings do indicate that acceptable relationships can be established. Indeed the flats proposed for the 'front' of the site (facing Montford Avenue) will reflect the established conventional street relationship (cottage flats facing each other on the opposite side of the road) whilst those at the rear will have an orientation and a separation distance that will not impact on neighbouring houses to a detrimental or material extent.

- d) **The previous buildings demolished on the site had asbestos roofs and the development of the site may generate asbestos dust and dirt.**

Response: The demolition of the buildings would require a Building Warrant and a planning condition shall be imposed if consent is granted to control construction dust.

- e) **Drainage/water supply problems**

Response: Scottish Water in their consultation response has advised that a water supply can be provided and that with an appropriate design solution, including SUDS, waste water can be treated. There would therefore appear to be no 'water' impediments or constraints to the development of the site at this time.

- f) **Loss of trees/impact on wildlife habitat; site is an oasis of semi rural environment in an area of high density housing and it is used by children to play in.**

Response: The site due to its overgrown appearance will have wildlife. This aspect has previously been investigated during the considerations of the previous planning applications and there would appear to be no endangered or protected species within the site. Although the development will have an impact on local wildlife I am of the view that this is insufficient justification to justify a refusal of permission and a planning condition can be imposed to ensure any new development provides a play area.

- g) **Absence of information regarding height, external finishes etc and the height of the flats close to Curtis Avenue should be reduced.**

Response: The applicant seeks planning permission in principle and therefore there is no statutory requirement to submit detailed drawings indicating, amongst other matters, levels, external finishes etc. Nevertheless the submitted drawings do

indicate a possible layout and this drawing whilst not being specific, does give details of proposed storey heights and a possible layout and this is considered to be sufficient for the consideration of the proposal at this time.

h) **The proposed development may affect the value of existing properties.**

Response: This is not a material planning consideration.

i) **The application form indicates that no trees will be affected but the original plans involved the removal of all the trees.**

Response: The majority of the trees would be removed from the site and the application form has been amended.

j) **There is already no safe play area in the area.**

Response: As part of the planning conditions if consent is granted there is the requirement for the provision of a play area.

k) **It is unclear who will occupy these properties.**

Response: The applicant's agent has advised that the site is being marketed on the open market.

l) **One of the planned blocks of flats appears to be directly opposite the objector's driveway and this may be obstructed by parked cars. There is little room for manoeuvre in Montford Avenue.**

Response: After consultation Roads and Transportation Services were satisfied that sufficient parking could be formed within the site for the number of dwellings proposed.

5.2 The letters of objection have been copied and are available for inspection in the usual manner and on the Planning Portal.

6 Assessment and Conclusions

6.1 Outline consent was granted for the erection of 36 flats and the conversion of existing villas to 8 flats at Planning Committee in July 2007 (Planning Application No. CR/06/0417) and the applicant seeks to renew this consent. However the applicant no longer wishes to convert the existing villas to 8 flats but to build 8 new flats in their place as one of the blocks has been demolished. The main considerations in determining this application are its compliance with local plan policy, road safety and its impact on the visual and residential amenity of the surrounding area.

6.2 The adopted South Lanarkshire Local Plan identifies the application site as being within a general residential area under Policy RES6 and the principle of the use of the site for residential development remains acceptable.

6.3 In terms of road safety Roads and Transportation Services are satisfied that the proposed development is acceptable as long as appropriate conditions are attached regarding road layout, visibility splays and off-street parking. These conditions have been duly attached.

6.4 With regard to the proposal's impact on amenity relevant criteria for the assessment of the development in this respect are laid down within Policies DM1 – Development Management, Policy DM9 - Demolition and Redevelopment for Residential Use and Policy ENV31 – New Housing Development of the adopted local plan. Further standards can be found within the Council's Residential Development Guide.

- 6.5 In assessment it is noted that this application is for a renewal of consent to establish the principle of the development of the site for 44 dwellings and whilst three years have elapsed since the approval of the original outline consent it is still considered that the design, layout and form of the development are acceptable. Furthermore it is not considered that the replacement of the 8 converted flats to 8 new build flats within the proposed scheme would materially affect the acceptability of the proposal. From the drawings provided I remain satisfied that that the means of access, parking arrangements, style of flats and the relationships with neighbouring properties is acceptable for the establishment of planning permission in principle. It is therefore considered that the proposed development would not be contrary to the terms of Policies DM1, DM9 and ENV31 of the adopted local plan as well as the Council's Residential Development Guide.
- 6.6 Notwithstanding clearly the development of the site for residential purposes will transform its appearance and this itself will have an impact on the character of the area. In particular the removal of the majority of trees, given the conclusions of the submitted tree report. However it must be acknowledged that the proposal will remove a commercial yard area (albeit presently vacant) from the locality which itself has possible amenity benefits for neighbouring proprietors and the development will lead to the provision of a play area for the locality.
- 6.7 None of the various consultees have offered adverse comments in respect of the proposal that cannot be addressed by the imposition on consent, of suitable conditions. Consequently in servicing and infrastructure terms, there are no obstacles to the development.
- 6.8 Whilst a number of concerns were raised by adjoining residents I am satisfied that these concerns have been addressed and appropriate conditions have been attached where necessary. It is not considered that the grounds raised are sufficient to warrant the refusal of this planning application.
- 6.9 For the reasons detailed above I am therefore satisfied that the proposed renewal of planning permission in principle for the erection of 44 new flats is acceptable and recommend that consent be granted subject to the conditions attached.

7 Reason for Decision

- 7.1 The proposed development is in accordance with Policies RES6, DM1, DM9 and ENV31 of the adopted South Lanarkshire Local Plan as well as the terms of the Council's Residential Development Guide and would not be detrimental to the residential amenity of the area or road safety.

Colin McDowall
Executive Director (Enterprise Resources)

18 June 2010

Previous References

- ◆ CR/06/0416
- ◆ CR/06/0417

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

Scottish Water	17/06/2010
Scottish Natural Heritage	11/05/2010
Roads and Transportation Services (North Division)	23/04/2010
Environmental Services	05/05/2010
Rutherglen Community Council	01/06/2010
Roads & Transportation Services H.Q. (Flooding)	27/04/2010

▶ Representations

- Representation from : Mary Walker, 323 Montford Avenue, Rutherglen, G73 2EF, DATED 29/04/2010
- Representation from : M Wylie, 300 Montford Avenue, Rutherglen, G73 2EQ, DATED 29/04/2010
- Representation from : Mr Thomas P Martin, 296 Montford Avenue, Rutherglen, G73 2EQ, DATED 29/04/2010
- Representation from : Mohammed Azam, 366 Curtis Avenue, Rutherglen, G73 1DQ, DATED 30/04/2010
- Representation from : Ms Sally Clegg , 310 Montford Avenue, Rutherglen , G73 2EQ, DATED
- Representation from : Irene McFarlane , 298 Montford Avenue, Rutherglen , G73 2EQ, DATED
- Representation from : Joe Dearie, Received by email, DATED 19/04/2010
- Representation from : Jennifer and Gary Sutherland, 306 Montford Avenue, Rutherglen, G73 , DATED 07/05/2010

Contact for Further Information

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

Gwen McCracken, Planning Team Leader, 380 King Street, Rutherglen
Ext 5140, (Tel :0141 613 5140)
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Permission in principle

PAPER APART – APPLICATION NUMBER : CR/10/0088

CONDITIONS

- 1 This decision relates to drawing numbers:
5139/01A
5139/2A
- 2 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.
- 3 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.

- 4 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) a site layout plan at a minimum scale of 1:500 showing the position of all buildings, roads, footpaths, parking areas (distinguishing where appropriate between private and public spaces), walls, fences, bin stores, landscaping, open space and recreational provision, including an equipped play area with at least 5 items of equipment or other arrangement suitable to the Council;
 - (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) a landscaping plan at a a scale of 1:500 showing the location, species and ground spread of existing and proposed trees, shrubs and hedges;
 - (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 an energy statement which demonstrates that on-site zero and low carbon energy technologies contribute at least an extra 15% reduction in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions

standard.

- 5 That no trees on the site shall be lopped, topped or felled without the prior written consent of the Council as Planning Authority and that two copies of a plan shall be submitted to the Council indicating the existing trees on the site, including a note of height, species, base level and extent of canopy or branch spread, those to be retained and any proposed planting of trees.
- 6 That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.
- 7 That before the development starts, a report from a professionally qualified source describing the soil and ground conditions prevailing over the application site (including details of the nature, concentration and distribution of any contaminants), shall be submitted to and approved by the Council as Planning Authority and the development shall not be commenced until such action as is recommended by this report to remove or render harmless any such contaminants, has been implemented and completed to the full specification and entire satisfaction of the Council. The developer shall give the Council at least 7 working days notice in writing prior to the commencement of any decontamination works on the site and at the conclusion of any site remedial work shall lodge with the the Council a Completion Report confirming that all necessary remediation work has been undertaken in accordance with the agreed recommendations.
- 8 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 9 That before any of the flats/dwellings situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 8 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 10 That notwithstanding the generality of condition No. 4 above a minimum of two parking spaces (2.5m x 5m modules) per unit/flat shall be provided and these spaces shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 11 That notwithstanding the generality of condition 4 above, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 12 That notwithstanding the generality of condition 4 above the entire access road and footpath network serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 13 That the further application required under the terms of Condition 4 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.

- 14 That further details of the location, length and design of pedestrian guardrails at the junction of the proposed access road and Montford Avenue shall be lodged for the written approval of the Council as Planning and Roads Authority and thereafter the approved scheme shall be implemented to the satisfaction and specification of the said Authority prior to any of the flats being occupied.
- 15 That prior to any development commencing within the site, the developer shall provide written confirmation to the Council as Planning and Roads Authority that they have notified all the utility providers of the planned routes for construction traffic in the locality of the site and shall demonstrate to the said Authority's satisfaction that the utility providers are satisfied with the routes, type, volume and weight of the vehicles to be used throughout the construction period.
- 16 No work shall take place on site during the bird breeding season (usually March to August period) until checks are made by a suitably experienced ecologist to ensure active nests will not be damaged or disturbed and no work shall commence until this has been demonstrated to the satisfaction of the Council as Planning Authority.
- 17 That before work starts on site an updated bat survey shall be undertaken by a suitably experienced ecologist to ensure that no bat roosts have appeared over the intervening period from the last survey. This survey should be undertaken no more than 6 months before work starts on site and should be carried out in suitable climatic conditions at an appropriate time of year (May-September inclusive). Any recommendations made in this report shall be met to the satisfaction of the Council as Planning Authority.
- 18 That before any development commences on site, details of facilities for the storage of refuse within the site, 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.
- 19 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.
- 20 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 35 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 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 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 5 To ensure the protection and maintenance of the existing mature trees within the site and to retain effective planning control.
- 6 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 7 To ensure the site is free of contamination and suitable for development.
- 8 These details have not been submitted or approved.
- 9 In order to retain effective planning control
- 10 To ensure the provision of adequate parking facilities within the site.
- 11 In the interest of public safety
- 12 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 13 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.
- 14 In the interest of public safety
- 15 In the interest of public safety
- 16 To ensure the protection of any breeding birds.
- 17 To safeguard any bats on the site.
- 18 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.
- 19 To minimise the risk of nuisance from dust to nearby occupants.
- 20 In the interest of road safety

For information only

For information only

