

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

Application No HM/11/0328
 Planning Proposal: Erection of 112 Bed Care Home and 6 Flatted Dwellings and the Re-routing of Existing Culvert

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Richmond Global Properties Limited
- Location : Eddlewood Farm
Strathaven Road
Hamilton

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission (Subject to Conditions – Based on Conditions Listed)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: Artemis Architects Ltd
- ◆ Council Area/Ward: 19 Hamilton South
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
 RES 2 – Proposed Housing Sites Policy
 RES 6 – Residential Land Use Policy
 ENV 11 – Design Quality Policy
 ENV 12 – Flooding Policy
 ENV 19 – Vacant and Derelict Land Policy
 ENV 30 – New Development Design Policy
 ENV 35 – Water Supply Policy
 ENV 36 – Foul Drainage and Sewerage Policy
 ENV 37 – Sustainable Urban Drainage Systems Policy
 DM 1 – Development Management Policy

- ◆ Representation(s):

▶	4	Objection Letters
▶	0	Support Letters
▶	0	Comments Letters

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Hamilton Area)

Roads & Transportation Services H.Q. (Flooding)

Health Board

Scottish Water

Planning Application Report

1 Application Site

- 1.1 The application site relates to a vacant site on Strathaven Road, Hamilton close to Galloway Avenue and Carscallan Road. The site features residential boundaries to the south and west with a petrol filling station, fronting Strathaven Road, located to the north. To the east of the site beyond Strathaven Road further residential properties can be found.
- 1.2 The application site slopes down from south to north, with a further slight slope from west to east. The application site is currently fenced along the boundary with Strathaven Road, with further assorted fencing defining the northern boundary with the petrol filling station.
- 1.3 Vehicular access to the site is gained directly from Strathaven Road, via an entrance adjacent to the petrol filling station.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the erection of 112 bed care home and 6 flatted dwellings with associated car parking and landscaping. To accommodate the development on site it is also proposed to re-route an existing culvert which runs through the site.
- 2.2 In detail the proposed care home would occupy the area of the site closest to Galloway Avenue and would effectively run the length of this boundary. The proposed flatted unit would occupy an area of ground to the rear of the site behind the existing petrol filling station. Access to the site would be retained in its current location with a new road running between both buildings through the site. Car parking for the proposed development is effectively split into three areas; one along the boundary adjacent to the petrol filling station, a second located between the two buildings and the third to the rear of the care home along the boundary with the properties on Grant Court. A total of 51 car parking spaces would be provided within the application site.
- 2.3 In terms of design the proposed care home would be a modern style building of varying heights, with 2, 3 and 4 storey elements, in an irregular "I" footprint. It is proposed that the central section would be three storey in height, whilst the top section (to the rear of the site) being two storey. The principal elevation onto Strathaven Road would primarily be three storeys along its length. However, as a result of ground level differences, the section closest to the access road adjacent to the petrol filling station would be formed as four storeys. The lower ground floor of this section of the building would be utilised for staff facilities, kitchen, laundry, plant and bin storage. The roof design for the building is in the form of a mono-pitch in an effort to lessen its impact on surrounding properties
- 2.4 In terms of layout the proposed care home has been sited to minimise any impact on neighbouring properties. The central section of the home, which runs parallel with the rear boundary of the dwellings on Galloway Avenue has been positioned approximately 16 metres from the common boundary (some 28 metres from the closest building). Whilst it is noted that the rear section of the care home is between approximately 5 and 8 metres from the common boundary, this section of the building is reduced to 2 storeys and relates to a gable wall and stairwell with no windows to living accommodation. The area between the residential properties on

Galloway Avenue and the home is proposed for a garden area to serve the home, with seating areas, water features, trees and landscaping. The rear boundary to Grant Court properties is approximately 16 metres from the care home between which a car parking area is to be formed.

- 2.5 Externally the walls of the building would be finished in a combination of material comprising off-white render and coloured aluminium insulated panels. The roof would be constructed in grey aluminium panels with doors and windows being UPVc coated aluminium. Juliet style balconies would be provided to some of the accommodation units.
- 2.6 The proposed flatted unit would be I-shaped, 2 storey in height with a mono-pitched roof. Three 2 bed flats would be accommodated on each level. Externally the building would be finished in materials which match those of the proposed care home. A Juliet style balcony would be provided in each flat. The applicants have indicated that the flatted unit primarily would provide facilities for more active residents who are not yet in need of full time care, however, on the basis of their existing operations elsewhere could be used to provide accommodation for staff, if required. In terms of the siting of this block it is advised that, in response to concerns raised in respect of overlooking, the applicants have “handed” the units to remove any overlooking issues.
- 2.7 To accommodate the development there is a requirement to redirect an existing culvert which runs through the site parallel with Strathaven Road. The proposed new location will still run parallel with Strathaven Road but will be closer to that road with “dog-legs” as it enters and exits the application site.

3 Background

3.1 Local Plan Policy

- 3.1.1 In terms land use, the site is designated within the adopted South Lanarkshire Local Plan as being a Proposed Housing Site (Policy RES2) within which the Council will support development for housing. The area surrounding the application site is residential in character where Policy RES6 – Residential Land Use applies. This seeks to ensure that the residential character of such areas is maintained.
- 3.1.2 The site is also designated as being a Vacant and Derelict site (Policy ENV19). Through this policy the Council will support the redevelopment of such sites.
- 3.1.3 In addition to this land use designation the site is also affected by a number of other policy designations namely ENV 11 - Design Quality Policy, ENV 30 - New Development Policy, DM 1 - Development Management Policy, ENV 12 - Flooding Policy, ENV 35 - Water Supply Policy, ENV 36 - Foul Drainage and Sewerage Policy and ENV 37 - Sustainable Urban Drainage Systems Policy.
- 3.1.4 Policies ENV11, ENV30 and DM1 seek to promote quality of design and seek to ensure that any new developments integrate well with surrounding uses.
- 3.1.5 Policies ENV 35 - Water Supply, ENV 36 - Foul Drainage and Sewerage and ENV 37 - Sustainable Urban Drainage Systems seek to ensure that the site is adequately served in terms of water and sewerage infrastructure and that the proposed surface water drainage treatment will be sustainable. Policy ENV12 requires the Authority to take a precautionary approach when assessing development proposals against flood risk.

3.2 **Relevant Government Guidance/Advice**

3.2.1 There is no specific Government guidance relevant to the provision of the proposed development.

3.3 **Planning History**

3.3.1 A planning application (HM/06/0167) for the erection of a residential development, comprising 43 flatted units, on the application site was granted permission at the Council's Planning Committee in March 2007. This consent has not been implemented.

4 **Consultation(s)**

4.1 **Roads and Transportation Services (Hamilton Area)** – have offered no objections to the proposals subject to conditions relative to visibility splays, surface water trapping, crossing points, access and parking standards.

Response: Noted. Any requirements can be included as conditions where appropriate.

4.2 **Roads & Transportation Services H.Q. (Flooding)** – have no objections subject to conditions relative to SUDs, the undertaking of a Flood Risk Assessment, compliance with the Council's Drainage Design Criteria, confirmation of landowners consents for works to culvert and written confirmation from both Scottish Water and SEPA in respect of any discharge from the site.

Response: Noted. These requirements can be conditioned as part of any consent given.

4.3 **Environmental Services** – have offered no objections subjected to conditions and/or advisory notes relative to noise, waste control, health and safety, food safety, refuse storage, dust and contamination.

Response: Noted. Where appropriate, conditions/informatives shall be imposed if planning permission is granted.

4.4 **Scottish Water** – have offered no objections, subject to the submission of a Development Impact Assessment and the maintenance of services to its existing customers or funding of works that may become necessary to mitigate and such impact

Response: Noted. These requirements can be included as conditions/advisory notes, where appropriate.

4.5 **Health Board** – have offered no response to the consultation request to date.

Response: Noted.

5 **Representation(s)**

5.1 Statutory neighbour notification was undertaken in respect of the proposals and the proposals advertised in the local press due to non notification of neighbours. In response 4 letters of objection have been received. Three of which were submitted by adjoining land owners and the remaining on behalf of Practitioners within a local Health Centre.

5.2 The grounds of objection can be summarised as follows:

a) **Concerns over the accuracy of the culvert location detailed and potential risk given of these works given the proximity of the petrol filling station.**

Response: Noted. With regards to the potential impact on the adjacent petrol filling station it is advised that any works carried out will be within the confines of the application site and no works should occur within the land associated with the petrol filling station. In terms of the accuracy of the location of the culvert shown on the submitted plans it is accepted that it is generally difficult to ascertain the precise location without undertaking detail survey work and this would be required prior to any works commencing on site to ensure the satisfying of other regulatory control (e.g. Scottish Water, SEPA etc). It is intended to attach a condition, if consent is given, which will require the provision of these details.

- b) **Concerns over the impact on privacy resulting from the siting of the flatted unit, which results in a window to window distance of less than 20 metres. It is requested that this building be handed to reduce any impact.**

Response: Noted. It is confirmed that in response to these concerns the applicants have agreed to “hand” the proposed flatted unit to remove any issues in this regard and amended drawings have been submitted to reflect this change.

- c) **Concerns over loss of amenity, in terms of overlooking/overshadowing, resulting from the erection of the proposed care home.**

Response: Noted. These concerns relate to the relationship of the proposed care house to the existing property at 53 Galloway Avenue. The section of the proposed care home at this location has been designed as a two storey building with a mono-pitched roof to reduce its impact on neighbouring properties. A gable wall will face onto existing properties, which will have no windows other than those serving a stair well. It is therefore considered that there will be no significant adverse impact in terms of the matters raised, in this instance.

- d) **Concerns over traffic noise and smells.**

Response: Noted. It is confirmed that Roads and Transportation Services, who were consulted on the proposals, have offered no objections in this regard. Issues in relation to noise and smell are more appropriately dealt with by Environmental Services.

- e) **Concerns over the scale, design and finish materials being out of keeping with surrounding properties.**

Response: Noted. Whilst it is accepted that the proposed building is of a modern design, both in style and material, it is considered to be acceptable at this location. The proposed building, given the sites location and relationship with surrounding uses will not be read in relation with existing properties. Council policy advises that where local tradition is indistinct or of poor quality development should be of an imaginative and innovative design which improves the visual quality of the area. In this regard it is noted that the site has been vacant for a number of years and in its current form detracts from the local environment. The introduction of this new building will undoubtedly enhance the area.

- 5.3 The concerns raised by the Practitioners within the local Health Centre relate to the potential impact on their current operations, the overprovision of care homes within the area and the lack of consultation with both the Health Centre and Health Board with regards to the proposals. The following comments are made in response to these concerns:

- i) **Impact on current operation.**

Response: This concern relates to the objectors expectation that the burden of care for the care of residents within the proposed development would fall to them

as the closest Health Centre. However this is not a material planning consideration and as this would ultimately be a matter between the operators of the home, local health centre management and the Health Board.

ii) **Overprovision of care home facilities**

Response: It is confirmed that this again is not a material planning consideration in the determination of this application as market forces would determine the success or otherwise of these operations.

iii) **Lack of consultation with Health Centre and Health Board Authority.**

Response: There is no requirement under current Planning Legislation for statutory consultation with the Health Centre. However, notwithstanding this position the Health Board were consulted on 29 August 2011 in order to allow them to comment on the points raised. No response to this consultation has been received to date.

All of the above letters have been copied and are available to inspection in the usual manner and on the Planning Portal.

6 Assessment and Conclusions

- 6.1 This application proposes the erection of a 112 bed care home, 6 flatted dwellings, associated landscaping and parking and the diversion of an existing culvert at a site adjacent to Strathaven Road, Hamilton. The main determining issues in assessing this proposal are whether it accords with local plan policy, its impact on amenity and road safety matters.
- 6.2 In terms of land use the adopted South Lanarkshire Local Plan (2009) identifies the application site as being within a proposed housing site (Policy RES2). The surrounding area is residential in character and is therefore subject to the terms of Policy RES6. The operation of a residential care home is in keeping with the characteristics of a residential area and raises no issues in terms of its impact on residential properties, subject to compliance with normal development management criteria. On this basis it is considered that the proposed use is acceptable in land use terms.
- 6.3 The application site is also identified as being Vacant and Derelict Land with the local plan and Policy ENV19 advises that the Council will support the redevelopment of such sites. The proposals are therefore consistent with the aims of this policy and are to be welcomed as they will undoubtedly improve the amenity of the area significantly.
- 6.4 With regards to development management criteria this consists of Policies DM1 – Development Management, ENV11 – Design Quality, ENV 30 – New Development Design, ENV12 – Flooding, ENV35 – Water Supply, ENV36– Foul Drainage and Sewerage, ENV37 – Sustainable Urban Drainage Systems
- 6.5 The above policies seek to ensure that any proposed development does not adversely impact on the amenity of the area in general or that of neighbouring properties; that the proposal can be adequately served by appropriate services and has been designed in a manner which takes cognisance of appropriate guidance. Whilst the proposed building is of a modern style, in terms of both design and finishes, it is considered that there will be no conflict with surrounding uses due to the relationship of the site with existing uses as the proposed buildings will be read in isolation and not within the context of the existing properties. The proposed buildings

have been designed and sited in a manner in which attempts to reduce any adverse impact on neighbouring residents. The main care home building is proposed to be multi-level, with mono-pitched roofs with lower elements positioned closer to residential properties. In terms of its footprint the building results in a reduction of direct overlooking due to setbacks and blank gables. In terms of the sites location within a built-up area it is considered that it can be adequately serviced to the requirements of appropriate bodies.

- 6.6 When assessed against the above policies and guidance it is considered that the scheme is acceptable in policy terms, subject to the inclusion of appropriate conditions.
- 6.7 In terms of impact on the amenity of the area, the design and orientation of the buildings is such that the proposed development will not result in any significant detrimental impact on surrounding properties. Indeed it is considered that the redevelopment of this site, which has lain vacant for a number of years (and was previously used as a storage yard), will greatly improve the visual amenity of the area and bring the site back into beneficial use.
- 6.8 In relation to road safety matters it is noted that Roads and Transportation Services have offered no objections, subject to conditions, which can be imposed on any consent granted. The proposals can therefore be considered acceptable in transportation terms. Roads and Transportation (Flooding) have also been consulted on the proposals, which involved the re-routing of an existing culvert through the site. In this regard they have offered no objections to the diversionary works to the existing culvert, subject to a requirement that satisfactory evidence be provided of the land owner's permission being granted for the works to be carried out.
- 6.9 The third party representations, set out with Section 5 of this report, have been considered in detail but do not merit the refusal of the application in their own right. Amendments have been made to the scheme to deal with some of the issues raised and any requirements of the remaining statutory consultees can be addressed through the use of conditions where appropriate.
- 6.10 In conclusion the redevelopment of this site will not only improve the amenity of the area in general but will also provided valuable services for the care and wellbeing of the elderly and have the potential to bring increase employment opportunities to the area. On the basis of the above, it is recommended that detailed planning permission be granted.

7 Reasons for Decision

- 7.1 The development accords with Policies RES2 – Proposed Housing Site, RES6 – Residential Land Use, ENV11 – Design Quality, ENV12 – Flooding, ENV19 – Vacant and Derelict Land, ENV 30 - New Development Policy, ENV 35 – Water Supply, ENV 36 – Foul Drainage and Sewerage, ENV 37 – Sustainable Urban Drainage Systems and DM 1 – Development Management of the adopted South Lanarkshire Local Plan. Furthermore, there will be no amenity or road safety issues resulting from the proposal in relation to surrounding properties.

Colin McDowall
Executive Director (Enterprise Resources)

15 November 2011

Previous References

- ◆ HM/06/0167

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads & Transportation Services H.Q. (Flooding) 06/09/2011
 - Scottish Water 09/08/2011
 - Environmental Services 16/08/2011
 - Roads and Transportation Services (Hamilton Area) 31/08/2011
- ▶ Representations
 - Representation from : George Martin, 37 Grant Court, Eddlewood, Hamilton, ML3 6LB, DATED 09/08/2011
 - Representation from : Dr David Simpson, Low Waters Medical Centre, Hamilton, 11 Mill Road, Hamilton, ML3 8AA, DATED 16/08/2011
 - Representation from : D McMullan, 53 Galloway Avenue, Hamilton, ML3 7UR, DATED 12/08/2011
 - Representation from : Mr Ian Mackay via email, DATED 06/08/2011

Contact for Further Information

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

James Watters, Planning Officer, Montrose House, Hamilton
Ext 4970 (Tel: 01698 454970)
E-mail: planning@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER: HM/11/0328

CONDITIONS

- 1 This decision relates to drawing numbers:

- A4_101 Revision A
- A4_102 Revision A
- A1_100 Revision C
- A1_109 Revision E
- A1_110 Revision G
- A1_111 revision E
- A1_112 Revision F
- A1_113
- A1_114 revision D

A1_120
A1_Sk_211
A1_Sk_210

- 2 That before any work commences on the site a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:
 - (a) details and specification of all trees, shrubs, grass mix, etc.;
 - (b) details of any top-soiling or other treatment to the ground;
 - (c) sections and other necessary details of any mounding, earthworks and hard landscaping;
 - (d) proposals for the initial and future maintenance of the landscaped areas; (e) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 3 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 4 That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 2 above shall be submitted to and approved by the Council as Planning Authority. Thereafter, the landscaping shall be maintained in accordance with the approved management schedule to the satisfaction of the Council.
- 5 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 6 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.
- 7 That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 8 Before the the development hereby approved is brought into use, the proposed method of ventilation shall be submitted to and approved in writing by the Council as Planning Authority. The care home 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.

- 9 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.
- 10 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.
- 11 (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.
- 12 That before development hereby approved is completed or brought into use, a turning space shall be provided within the site to enable vehicles to enter and leave the application site in forward gears at all times.
- 13 That before the development hereby approved is completed or brought into use, 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.
- 14 That before the development hereby approved is completed or brought into use, a visibility splay of 4.5 metres by 90 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.

- 15 The surface of access road shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 16 That prior to works commencing on site the applicant shall provided full details of the proposed culvert realignment to the Council as Planning Authority and no works shall commence on site until these works have been approved by the Councils' Planning Authority, in consultation with SEPA and the Council's Flooding Unit. These details shall include written confirmation from all land owners of the land involved, of their agreement to the works being undertaken.
- 17 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.
- 18 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the plans submitted to and approved by the Council as Planning Authority under the terms of Condition 17 above.
- 19 That prior to any work starting on site, a Flood Risk and Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning Authority.
- 20 That the development hereby approved shall not 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.
- 21 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.
- 22 That before the development starts, a certificate or report from a recognised firm of chartered engineers shall be submitted to the Council as Planning Authority confirming the structural stability of any retaining walls required on site. Thereafter the developer shall incorporate the full recommendations and requirements of the certificate or report in the design and construction of the development approved under this consent.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of the visual amenity of the area.
- 3 In the interests of amenity.
- 4 In the interests of amenity.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 These details have not been submitted or approved.
- 7 These details have not been submitted or approved.
- 8 To minimise nuisance to occupants of nearby buildings as a result of cooking smells, vapours, airborne pollutants or noise from the premises.

- 9 To minimise nuisance, littering and pest problems to nearby occupants.
- 10 To minimise the risk of nuisance from dust to nearby occupants.
- 11 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 12 In the interest of public safety
- 13 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 14 In the interest of road safety
- 15 In the interest of public safety
- 16 These details have not been submitted or approved.
- 17 To ensure the provision of a satisfactory land drainage system.
- 18 To ensure the provision of a satisfactory land drainage system.
- 19 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 20 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.
- 21 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.
- 22 In the interest of public safety

For information only

For information only

