

Report

Report to:	Planning Committee
Date of Meeting:	14 May 2019
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/19/0286
Planning proposal:	Creation of a new public greenspace including native planting and habitat creation, footpaths, boundary treatment and fencing, artwork, junior mountain bike track, car parking and associated works

1 Summary application information

Application type: Detailed planning application

Applicant: South Lanarkshire Council
 Location: Glen Esk Recreation Area
 Glen Esk
 East Kilbride
 South Lanarkshire

2 Recommendation(s)

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

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

2.2 Other actions/notes

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

3 Other information

- ♦ Applicant's Agent: Ironside Farrar
- ♦ Council Area/Ward: 10 East Kilbride East
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
 Policy 4 – Development Management and Placemaking
 Policy 14 – Green Network and Greenspace
 Policy 15 – Natural and Historic Environment

Development management, placemaking and design supplementary guidance (2015)

Green network and greenspace supplementary guidance (2015)

**Natural and historic environment
supplementary guidance (2015)**
Policy NHE11 – Ancient Semi-Natural Woodland

**Proposed South Lanarkshire Local
Development Plan 2 2018**
Policy 5 – Development Management and
Placemaking
Policy 13 - Green Network and Greenspace
Policy 14 - Natural and Historic Environment
Policy NHE13 - Forestry and Woodland

Scottish Planning Policy

♦ **Representation(s):**

▶	3	Objection Letters
▶	0	Support Letters
▶	1	Comment Letters

♦ **Consultation(s):**

Roads Development Management Team

Environmental Services

Roads Flood Risk Management

Countryside and Greenspace

Arboricultural Services

SEPA West Region

St Leonards Community Council

West of Scotland Archaeology Service

Lanarkshire Access Panel

Police Architectural Liaison Officer

SP Energy Network

Planning Application Report

1 Application Site

- 1.1 This application relates to a 7.6 hectare Council owned greenspace area located in the St Leonards area of East Kilbride. The site currently comprises a central open space area, with separate wooded areas located towards the east and west of the site. Part of the site was historically used for landfill purposes. The application site is predominantly flat but slopes significantly downwards at its eastern edge towards St Leonards Road. Although currently accessible to pedestrians, the site is sparsely used and is in a generally unmaintained state.
- 1.2 The site is bounded to the north by existing residential properties and the former site of the St Leonards Primary School, which is currently being redeveloped for residential purposes. The site is bounded to the south by Glen Esk, to the west by Morrishall Road and to the east by St Leonards Road. Pedestrian access to the site can be taken from Glen Esk, Morrishall Road or from the adjacent residential development site.

2 Proposal(s)

- 2.1 Detailed planning permission is sought by South Lanarkshire Council to develop the site into a maintained public greenspace to include native planting and habitat creation, footpaths, boundary treatments, artwork, an outdoor classroom, a junior mountain bike track and a car parking area. The project would be funded via support from Scottish Government Vacant and Derelict Land Fund.
- 2.2 Due to the significant size of the application site, it was necessary for the applicants to undergo the Pre-Application Consultation process in advance of the submission of a formal application for the proposed works. As part of this process a number of public events and stakeholder workshops were held locally between November 2018 and January 2019. The events were utilised to gauge public perception and preferences in terms of the layout of the proposed development. The applicants have stated that the outcome of the events has helped to shape their finalised proposals for the site. A statement of participation has been submitted with the planning application outlining the background to the consultation undertaken and the results obtained from the process. Overall, it was ascertained that the majority of participants favoured the proposal to carry out improvement works within the site.

3 Background

3.1 Local Plan Status

- 3.1.1 A number of policies set out in the South Lanarkshire Local Development Plan (adopted 2015) and its associated supplementary guidance are relevant to the consideration of the proposal specifically:-

- Policy 4 – Development Management and Placemaking
- Policy 14 – Green Network and Rural Area
- Policy 15 – Natural and Historic Environment

- Policy NHE11 – Ancient Semi-Natural Woodland

3.1.2 In particular, the adopted South Lanarkshire Local Development Plan identifies the site as Priority Greenspace forming part of the Green Network as designated by Policy 14. This policy seeks to safeguard the Green Network and Priority Greenspace areas and identify opportunities for the enhancement of designated greenspace areas. The relevant policies of the adopted Local Development Plan are considered in detail in respect of the proposed development in Section 6 below.

3.1.3 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance, Policies 5, Development Management and Placemaking, 13, Green Network and Greenspace, 14, Natural and Historic Environment and NHE13, Forestry and Woodland, are considered to be of relevance to the application.

3.2 Relevant Government Advice/Policy

3.2.1 Scottish Planning Policy (SPP) provides advice on national planning policy issues. The SPP states that the planning system should seek to protect, enhance and promote green infrastructure, including open space and green networks, as an integral component of successful placemaking. Green infrastructure should be considered as an integral element of places from the outset of the planning process and opportunities to provide additional green infrastructure should be promoted.

3.3 Planning Background

3.3.1 There is no previous history of planning applications being submitted in relation to the application site.

4 Consultation(s)

4.1 **Roads and Transportation Services (Development Management)** – Offered no objections to the proposed development subject to conditions relating to provision of appropriate visibility splays, footpath provision and car parking provision.

Response: Noted. The requested conditions would be attached to any consent issued.

4.2 **Roads and Transportation Services (Flood Risk Management Section)** – offered no objections to the proposal subject to the Council's Sustainable Urban Drainage Systems (SUDS) design criteria being satisfied through the completion of a self-certification document.

Response: Noted. The requested condition would be attached to any consent issued.

4.3 **Environmental Services** – offered no objections to the proposed development subject to a condition requiring a contamination assessment to be undertaken prior to commencement of works on site.

Response: Noted. The requested condition would be attached to any consent issued.

- 4.4 **Countryside and Greenspace Service** – confirmed that they are supportive of the proposals as detailed in the plans submitted. They have, therefore, offered no objections to the application.

Response: Noted.

- 4.5 **Arboricultural Services** – offered no objections to the proposed development subject to the imposition of conditions requiring the protection of all trees proposed to be retained on site.

Response: Noted. The requested condition would be attached to any consent issued.

- 4.6 **Police Architectural Liaison Officer** – offered no objections to the proposed development.

Response: Noted.

- 4.7 **West of Scotland Archaeology Service** – offered no objections to the proposed development.

Response: Noted.

- 4.8 **S.E.P.A. (West Region)** – offered no objection to the proposed development.

Response: Noted.

- 4.9 **SP Energy Network** – have not responded to date.

- 4.10 **St Leonards Community Council** – have not responded to date.

- 4.11 **Lanarkshire Access Panel** – have not responded to date.

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised in the East Kilbride News for neighbour notification purposes. Four letters of representation were received in relation to the proposed works. The points raised have been summarised as follows:

- a) **The proposed development could cause drainage issues in the local area.**

Response: The Council's Roads and Transportation Services (Flood Risk Management Team) were consulted regarding the application and have advised that they have no concerns in this regard, provided that a suitable drainage system is provided in site in accordance with Sustainable Urban Drainage Systems design criteria. A condition would be attached to any consent issued in this regard and subject to adherence to this condition, there are no concerns with regard to drainage issues in this instance.

- b) **The development would create issues for surrounding properties in terms of overlooking, loss of privacy and other amenity issues.**

Response: Given that the entire greenspace area is available for public use at the present time, it is not considered that there would be any

significant additional adverse impact as a result of the development proposed. Extensive boundary planning is proposed to be put in place, where appropriate, along site boundaries to provide additional privacy to residents of adjacent properties.

c) Additional tree planting should be carried out to preserve the privacy of adjacent residents.

Response: Extensive planting is proposed to be undertaken across the site, particularly along the northern boundary which bounds residential properties at Sutherland Way and Lothian Way. It is considered that these proposed works, which have been approved by the Council's Greenspace Service, would have a significant positive amenity impact on adjacent properties.

d) The proposed development could create issues locally in terms of noise, disturbance and anti-social behaviour, particularly in the vicinity of the proposed junior bicycle track.

Response: The proposal relates to the formation of a maintained greenspace area on a site that is currently unmaintained but is available for public use. As such, it is considered that the improvement of the area, through the introduction of additional security measures such as boundary treatments, would be likely to have a positive overall effect in terms of levels of anti-social behaviour. In particular, a significant area of additional planting is also proposed to be put in place along the northern boundary of the site to ensure further protection of amenity to residents of nearby properties. Additionally, it is noted that the Police Architectural Liaison Officer has not raised any concerns regarding antisocial behaviour in his consultation response. As such, it is noted that the issue of anti-social behaviour has been taken into account as part of the design of the proposal and it is considered unlikely that there would be any significant issues in this regard.

e) The proposed development could have an adverse impact on road safety as it would cause an increase in traffic locally. Additionally, the proposal could create parking problems in the local area.

Response: It is noted that eight parking spaces are proposed to be put in place to serve the site as part of the proposed redevelopment works. The Council's Roads and Transportation Services have advised that they are satisfied with the proposed development in terms of parking provision, subject to the construction of the proposed additional parking spaces on site. Additionally, they have advised that they do not hold any concerns with regard to road safety issues subject to the imposition of suitable conditions relating to footpath, safety barrier and visibility splay provision. The requested conditions would be attached to any consent issued. It is, therefore, considered that the proposed development would not cause any issues in the local area in terms of parking or road safety issues.

f) The proposed development could be affected by environmental issues associated with the historic use of part of the site as a landfill.

Response: As minimal excavation works are proposed to be undertaken on site it is considered unlikely that there would be any issues in this regard. However, in order to ensure that there are no issues associated

with historic uses of the site, the Council's Environmental Services have requested that a condition is attached to any consent issued requiring a contamination site investigation to be carried out in respect of the site. The requested condition would be attached to any consent issued and, subject to this condition, the view is taken that there would be no environmental concerns associated with the proposed development.

- g) **The writer is supportive of the overall plans but holds concerns that the location of one of the proposed pedestrian accesses to the park from Glen Esk would have a significant adverse impact on the privacy of the property at 47 Glen Esk.**

Response: Following a detailed assessment of the submission the Planning Service agreed that the original location of this entrance path, which was proposed to connect to a newly constructed path on the opposite side of the road directly outside this property, could have an adverse impact on the amenity of the property. As such it was requested that a small adjustment be made to the plans to relocate this access to an existing access point located slightly further to the east on Glen Esk. At this location the access point can be connected to existing footpaths running to the west and east and would therefore allow enhanced access to the park while protecting the amenity of all residential properties on Glen Esk that front directly onto the park. Updated drawings have been submitted in this regard and the view is taken that this small alteration to the plans resolves the issue raised by the writer. The writer's comments in support of the overall proposal are noted and it is agreed that the proposals would result in the improvement of this area of land for the benefit of the community.

- h) **The proposed development would have a positive impact on the town and should be welcomed and supported.**

Response: The writer's comments are noted. It is agreed that the proposal is a positive development which would provide a high quality maintained green space to local residents and would be a positive development within the town.

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

6 Assessment and Conclusions

- 6.1 Detailed planning permission is sought by South Lanarkshire Council to develop a 7.6 hectare area of unmaintained open space and woodland located at Glen Esk, East Kilbride to form a maintained public greenspace. The proposed development would include native planting and habitat creation, footpaths, boundary treatments, artwork, an outdoor classroom, a junior mountain bike track and a car parking area. The project would be funded via support from Scottish Government Vacant and Derelict Land Fund.
- 6.2 The determining issues in the assessment of this application are its compliance with local development plan policy as well as its impact on surrounding amenity. Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the

development plan framework against which the proposal requires to be assessed comprises the South Lanarkshire Local Development Plan (adopted 2015) and its associated supplementary guidance.

- 6.3 In terms of national planning policy, the Scottish Planning Policy states that the planning system should seek to protect, enhance and promote green infrastructure, including open space and green networks, as an integral component of successful placemaking. Green infrastructure, in particular, should be considered as an integral element of places from the outset of the planning process and opportunities to provide additional green infrastructure should be promoted. This proposed development of a large, maintained green space area is considered to be entirely in keeping with the ambitions of the Scottish Planning Policy.
- 6.4 In terms of local development plan policy as set out in the South Lanarkshire Local Development Plan (adopted 2015), the site is identified as Priority Greenspace forming part of the Green Network as designated by Policy 14 of the Local Development Plan. This policy seeks to safeguard the Green Network and Priority Greenspace Areas and identify opportunities for enhancement of designated greenspace areas. It is noted that the proposed development would allow a generally unmaintained area, comprising 7.6 hectares of green space, to be formally designated as a green space with associated improvement and enhancement works. As such, the proposal is considered to be complementary to the aspirations of Policy 14 and associated supplementary guidance.
- 6.5 With regard to the specific design and layout of the proposed development, Policy 4, Development Management and Placemaking, requires all proposals to take account of and be integrated with the local context and built form. The policy states that development proposals should have no significant adverse impacts on the local community and, where appropriate, should include measures to enhance the environment and the quality of placemaking. These requirements are further supported by the associated supplementary guidance relating to development management, placemaking and design.
- 6.6 In this instance, it is considered that the formation of a designated greenspace area would make a significant positive contribution to the local community and would enhance the local environment and overall local residential amenity. It is noted that a designated car parking area is proposed to be located at the southern boundary of the site on Glen Esk to minimise the amenity impact of the development on nearby residential areas in terms of traffic and parking issues. Additional fencing, walling and planting is also proposed to be put in place, where required, at the site boundary to minimise any adverse impact on adjacent residents in terms of loss of amenity to their properties. As such, it is considered that the proposed development would have a significant positive amenity impact on the surrounding area and fully complies with the provisions of Policy 4 and with associated supplementary guidance.
- 6.7 It is noted that the western portion of the site is designated as an area of semi-natural ancient woodland. Policies 15, Natural and Historic Environment, and NHE11, Ancient Semi-Natural Woodland, of the adopted South Lanarkshire Local Development Plan and its associated supplementary guidance seek to avoid the loss or fragmentation of such areas unless the social benefit outweighs the

proposed loss. However, in this case, it is proposed to retain the woodland area with a whin dust pathway being provided through the woodland utilising existing tracks. As such, the proposed development does not raise any concerns in respect of Policies 15 or NHE11.

- 6.8 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan. It is considered that the proposal accords with Policies 5, 13, 14 and NHE13 in the proposed plan.
- 6.9 In addition to the standard neighbour notification procedure carried out by the Council, the application was also advertised in the local press. Three letters of objection and one letter of comment have been received in relation to the proposed development. The points raised are addressed in detail in Section 5 above. It is not considered appropriate for the application to be refused planning consent based on the points of objection raised.
- 6.10 In conclusion, it is considered that the proposed development would have a significant positive impact on the local and wider area, would be appropriate to the site in terms of design and layout, would have a positive overall impact on surrounding amenity and would be fully compliant with the provisions of the relevant policies of the South Lanarkshire Local Development Plan, specifically Policies 4, 14 and 15 as well as with all policy and guidance contained within relevant associated supplementary guidance. The proposal is also considered to be compliant with the relevant policies of the Proposed South Lanarkshire Local Development Plan 2, specifically Policies 5, 13, 14 and NHE13. The proposal would also support the ambitions of the SPP to enhance the green network while protecting and enhancing the quality, character and landscape setting of the area. I would, therefore, recommend that planning permission is granted for the proposed development subject to the attached conditions.

7 Reasons for Decision

- 7.1 The proposal would have a positive impact on the amenity of the local area and is fully compliant with Policies 4, 14, 15 and NHE11 of the South Lanarkshire Local Development Plan (adopted 2015) and its associated supplementary guidance as well as Policies 5, 13, 14 and NHE13 of the Proposed South Lanarkshire Local Development Plan 2 2018.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 1 May 2019

Previous references

- ◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 22 February 2019
- ▶ Consultations

Roads Development Management Team	01.05.2019
Environmental Services	14.03.2019
Roads Flood Risk Management	19.03.2019
Countryside And Greenspace	13.03.2019
SEPA West Region	15.03.2019
West Of Scotland Archaeology Service	04.03.2019
Police Architectural Liaison Officer	18.03.2019
Arboricultural Services	26.04.2019

▶ Representations	Dated:
Mr Joe Allan, 94 Franklin Place, East Kilbride, G75 8LS	13.03.2019
Bill And Frieda Slaven, 21 Glen Clunie, East Kilbride, G74 2JR	19.03.2019
Sarah King, by e-mail	19.03.2019
Graham Mann, by e-mail	30.04.2019

Contact for further information

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

Declan King, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Phone: 01698 455049
Email: declan.king@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/19/0286

Conditions and reasons

01. 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.

Reason: These details have not been submitted or approved.

02. That before the development hereby approved is completed, the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 1 above, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: In order to retain effective planning control.

03. That the landscaping scheme as shown on the approved plans shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following the completion of the development hereby approved and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason: In the interests of amenity.

04. That full details of the features shown on the approved plans, including details of all sculptures, seating areas, activity areas, education areas, biking areas, or any other structures or facilities to be erected within the site shall be submitted to and approved in writing by the Council as Planning Authority prior to their installation on site.

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

05. That no development shall commence until details of surface water drainage arrangements (including provision of a flood risk assessment, drainage assessment and maintenance responsibilities) 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 (Appendices 1, 2, 3, 4 & 5).

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

06. (a) That, prior to the commencement of development works on site, the applicant shall undertake a comprehensive site investigation, carried out to the appropriate Phase level, to be submitted to and approved in writing by, the Council as Planning Authority. The investigation shall be completed in accordance with advice given in the following:
Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995)
Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency
BS 10175:2011 - 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, 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.

Reason: To safeguard the environmental amenity of the area.

07. That before the development hereby approved is brought into use, a dropped kerb access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of traffic and public safety

08. That before the development hereby approved is completed or brought into use, the first two metres of the parking area, measured from the heel kerb of the footway, shall be surfaced, trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the road.

Reason: In the interests of traffic safety and to prevent deleterious material entering the road.

09. That, before the development hereby approved is completed or brought into use, a footway shall be constructed along the full length of the parking bays within the site, to the specification and satisfaction of the Council as Roads and Planning Authority. The footway shall also be extended by a distance of 2m either side of the end bays.

Reason: In the interests of public safety.

10. That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved drawings shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.

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

11. That before the development hereby approved is completed or brought into use, a pedestrian visibility splay of 2 metres by 35 metres shall be provided on both sides of the pedestrian access linking the car parking area to the site and everything exceeding 0.9 metres in height 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. Prior to commencement of any works on site a detailed drawing shall be submitted to and approved by the Council as Planning Authority showing the provision of the above noted visibility splay.

Reason: In the interests of traffic and public safety.

12. That, during the construction phase of the development hereby approved, appropriate cleaning facilities shall be provided on site to the satisfaction of the Council as Roads and Planning Authority to ensure mud and debris is not deposited on the public road. Details of these facilities shall be submitted to and approved by the Council as Roads and Planning Authority prior to any works commencing on site.

Reason: In the interests of public safety and to safeguard the amenity of the area.

13. That, before the development hereby approved is completed or brought into use, a suitable system of site drainage shall be provided to prevent surface water flowing onto the public road, to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of road safety.

14. That, before the development hereby approved is completed or brought into use, pedestrian barriers and pedestrian dropped kerbs shall be provided at locations where footpaths or cycle paths access the public footway, to the specification and satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of road safety.

15. That, prior to the commencement of the development hereby approved (including demolition and all preparatory work) and unless otherwise agreed in writing with the Council, a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a Tree Protection Plan(s) (TPP) and any required Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Council. Specific issues to be dealt with are:

a) Location and installation of any services/ utilities/ drainage within the RPA of retained trees.

b) Details of any construction within the RPA or that may impact on the retained trees.

c) Specification for the construction of pathway/parking, including details of the no-dig specification and extent of the areas to be constructed using a no-dig specification within the RPA of retained trees. Details shall include relevant sections through them.

d) A specification for any protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing and its

Clear identification as a construction exclusion zone.

e) No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 10 years from the date of occupation of the site for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by the council.

Reason: To ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

16. That, prior to the commencement of the development hereby approved (including any ground clearance, tree works, demolition or construction) and unless otherwise agreed in writing with the Council, details of all tree protection monitoring and site supervision by a suitably qualified tree specialist (where arboricultural expertise is required) shall be submitted to and approved in writing by the Council. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To ensure that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details.

17. That, prior to completion of the development hereby approved and unless otherwise agreed in writing with the Council, a 10 year woodland management plan shall be submitted to, and approved in writing by, the Council. The management plan should be prepared by a qualified and experienced forestry or arboricultural consultant and should include the following elements:-

a) A statement of the overall design vision for the woodland(s) and for individual trees retained as part of the development - including amenity classification, nature conservation value and accessibility.

b) Type and frequency of management operations to achieve and sustain canopy, understorey and ground cover, and to provide reinstatement including planting where tree loss or vandalism occurs.

c) Frequency of safety inspections, which should be at least three yearly in areas of high risk, less often in lower risk areas

d) Confirmation that the tree pruning work is carried out by suitably qualified and insured tree contractors to British Standard 3998 (2010).

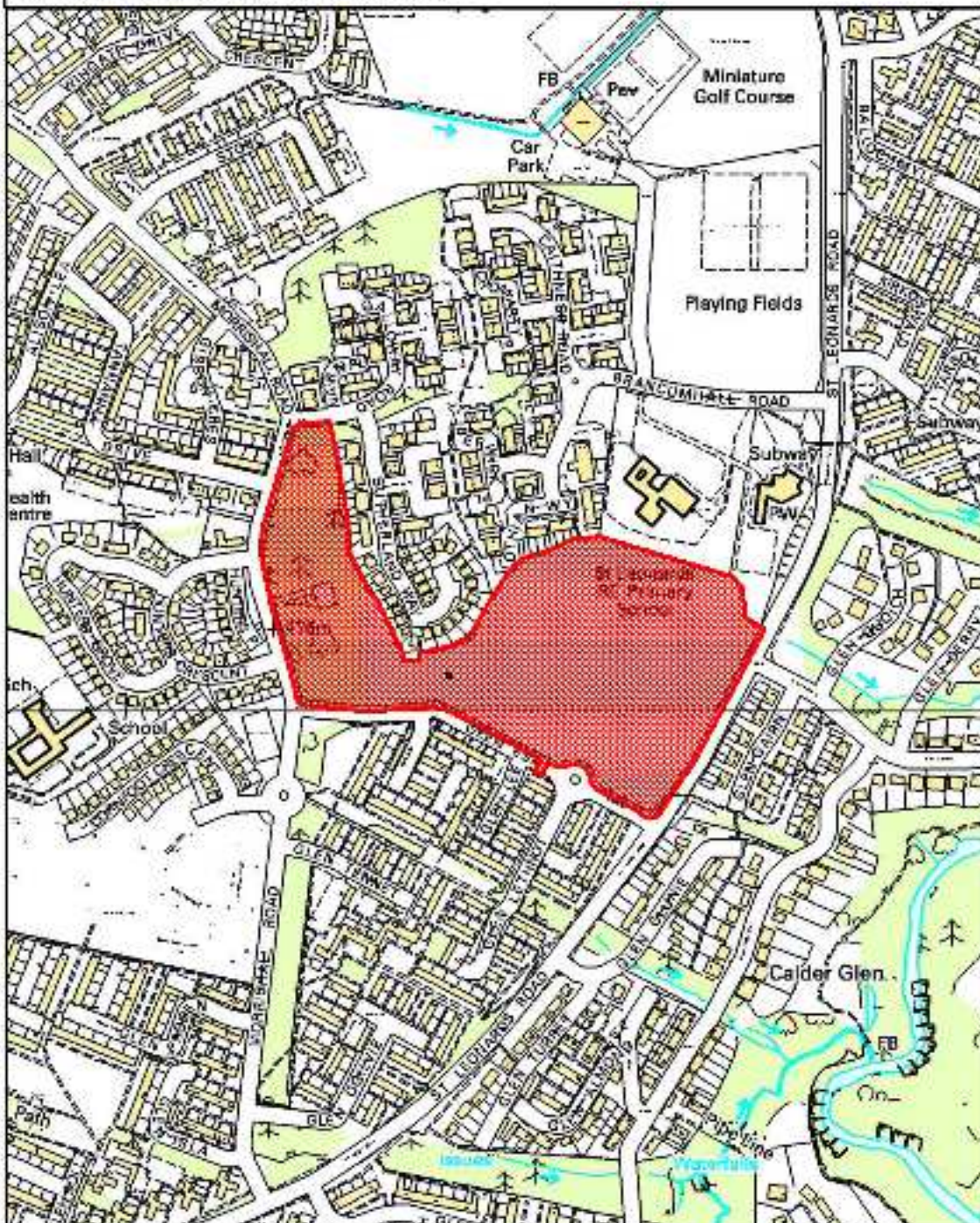
e) Special measures relating to Protected Species or habitats, e.g. intensive operations to avoid April - July nesting season or flowering period.

f) Confirmation of cyclical management plan assessments and revisions to evaluate the plan's success and identification of any proposed actions.

Reason: To ensure that woodland areas are satisfactorily safeguarded, managed and maintained in the long term/in perpetuity in the interest of nature conservation and the visual amenity of the area.

P/19/0286

Glen Esk Recreation Area, Glen Esk, East Kilbride



South Lanarkshire Council
 2019/2020 Local Development Plan
 The map is a representation of the current situation and is not intended to be a definitive statement of the current situation. It is subject to change without notice.



Scale
 1:5,000
 Date
 16/02/19



South Lanarkshire Council
 Community and Enterprise Resources
 Planning and Economic Development