

Report

Report to:	Planning Committee
Date of Meeting:	3 November 2020
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/20/0436
Planning proposal:	Demolition of existing dwellinghouse and erection of 11 flats with associated landscaping, parking, access road and refuse collection area

1 Summary application information

Application type:	Detailed planning application
Applicant:	Carnbroe Estates Limited
Location:	5 Old Bothwell Road Bothwell G71 8AW

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 the conditions attached.

2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) If planning consent is granted, the decision notice should be withheld until an appropriate obligation under Section 75 of the Planning Act, and/or other appropriate agreement, has been concluded between the Council and the applicant. This planning obligation should ensure that appropriate financial contributions are made at appropriate times during the development towards the following:-

- the improvement/upgrading of community facilities in the area

In accordance with agreed procedure, should there be no significant progress, on behalf of the applicant, towards the conclusion of the Planning Obligation within 6 months of the date of the Committee, the proposed development may be refused on the basis that, without the planning control/developer contribution which would be secured by the Planning Obligation, the proposed development would be unacceptable.

If, however, this matter is being progressed satisfactorily, the applicant will be offered the opportunity to enter into a Processing Agreement, if this is not already in place. This will set an alternative agreed timescale for the conclusion of the Planning Obligation.

All reasonable legal costs incurred by the Council in association with the above section 75 Obligation shall be borne by the developers.

3 Other information

- ◆ Applicant's Agent: EMA Architecture and Design
- ◆ Council Area/Ward: 16 Bothwell and Uddingston
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan**
 Policy 1 - Spatial strategy
 Policy 2 - Climate change
 Policy 4 - Development Management and Place Making
 Policy 5 - Community Infrastructure Assessment
 Policy 6 – Urban Area/Settlements
 Policy 16 - Travel and Transport
 Policy 17 - Water Environment and Flooding

Development Management, Place Making and Design Supplementary Guidance (2013)

Residential Design Guide (2011)

Proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2)

- Policy 1 - Spatial Strategy
- Policy 2 – Climate Change
- Policy 3 – Urban Area and Settlements
- Policy 5 - Development Management and Place Making
- Policy 7 - Community Infrastructure Assessment
- Policy 15 - Travel and Transport
- Policy 16 - Water Environment and Flooding
- Policy DM1 - New Development Design
- Policy SDCC2 – Flood Risk
- Policy SDCC3 - Sustainable Drainage Systems
- Policy DM15 - Water Supply

◆ Representation(s):

- | | | |
|---|---|-------------------|
| ▶ | 5 | Objection Letters |
| ▶ | 0 | Support Letters |
| ▶ | 0 | Comment Letters |

◆ **Consultation(s):**

Historic Environment Scotland

Countryside and Greenspace

Arboricultural Services

Roads Development Management Team

Environmental Services

Roads Flood Risk Management

Scottish Water

SEPA West Region

West of Scotland Archaeology Service

Planning Application Report

1 Application Site

- 1.1 The application site is located on Old Bothwell Road within the southern area of Bothwell. The site currently comprises a large fairly modern detached two storey dwellinghouse set within extensive garden grounds with structure planting including a number of mature trees located along most of its boundaries. The site is covered by a tree preservation order (TPO) and extends to approximately 0.42 hectares. The site is essentially rectangular in shape with ground levels sloping downward from north to south. The site is bounded to the north by Woodside Drive and an adjacent four storey block of flats, to the south by the River Clyde and to the east and west by detached dwellinghouses. Access to the site is via Old Bothwell Road.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the demolition of the existing dwellinghouse on the site and the erection of eleven flats with associated landscaping, parking, access road and refuse collection area. The proposed redevelopment specifically involves the demolition of the existing house, realignment of the access driveway away from the northern boundary and the construction of a flatted block aligned east to west across the site. The proposed layout generally retains the same footprint as the existing dwelling and respects the existing trees around the perimeter of the site. The vehicular access to the site would be taken via the existing access road off Old Bothwell Road which would be widened and re-aligned to allow for two passing cars and enable access for maintenance. The access would lead to under-croft parking located at ground floor level.
- 2.2 The proposed layout includes an enclosed refuse storage area located to the front of the flats which would be accessed via a new path which would connect to the entrance, allowing easy access for bin collection. The open space to the south of the site would be retained as a communal area for the new residents and would offer a private, enclosed garden for recreational use. The lower ground floor flats would also include enclosed, private decking areas which front onto the open space. The existing mature trees within the site are to be retained as part of the development. There is an existing sewer which passes underneath the site. The footprint of the flats would sit to the north of this to allow for maintenance access and to preserve the position of existing manholes.
- 2.3 The proposed flatted block would be two storeys when viewed from the front of the block and four storeys when viewed from the rear with the upper floor set back to allow for the formation of a roof terrace with a glass balustrade balcony. The proposed finish materials for the building are facing brick for the exterior walls, dark grey aluminium windows and a dark grey zinc parapet roof. A contextual elevation viewed from the adjacent River Clyde was submitted with the application which shows the flatted block sitting at a similar height to adjacent dwellings and below the existing four storey block of flats to the north of the site.
- 2.4 A Tree Survey and a Design and Access Statement were submitted with the application as supporting documents.

3 Background

3.1 Local Plan Policy

3.1.1 In terms of local plan policy, the site is located within the settlement boundary of Bothwell where Policy 6 - General Urban Area/Settlements of the adopted South Lanarkshire Local Development Plan is applicable. The application also requires to be assessed against Policy 1 - Spatial Strategy, Policy 2 - Climate Change, Policy 4 - Development Management and Place Making, Policy 5 - Community Infrastructure Assessment, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding, in addition to the supplementary guidance of the Proposed Development Management, Place Making and Design Supplementary Guidance relating to 'Design'. The content of the above policies and how they relate to the proposal is assessed in detail in Section 6 of this report.

3.1.2 On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of the proposed South Lanarkshire Local Development Plan 2. A number of amendments to policy have been recommended which will be carried through to adoption stage. For the purposes of determining planning applications, the Council will assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan and those within the proposed South Lanarkshire Local Development Plan 2, alongside the Reporters amendments. Whilst the Reporters amendments have yet to be ratified by South Lanarkshire Council they are, nevertheless, a material consideration. In this instance, Policy 1 - Spatial Strategy, Policy 2 - Climate Change, Policy 3 - Urban Area and Settlements, Policy 5 - Development Management and Place Making Policy, Policy 7 - Community Infrastructure Assessment, Policy 15 - Travel and Transport and Policy 16 - Water Environment and Flooding are relevant. Volume 2 of the Proposed Plan contains further policy guidance that will be used when assessing planning applications. In this instance, Policies DM1 - New Development Design, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems and DM15 - Water Supply are relevant.

3.2 Relevant Government Advice/Policy

3.2.1 In terms of residential development, Scottish Planning Policy (SPP) requires Councils to maintain a five-year supply of effective housing land. Planning Authorities are also required to promote the efficient use of land by directing development towards sites within existing settlements, where possible, in order to make effective use of existing infrastructure and service capacity.

3.3 Planning Background

3.3.1 There is no recent planning history relating to the site.

4 Consultation(s)

4.1 **Environmental Services** – have no objections to the application subject to the inclusion of an informative advising the applicant of the appropriate hours for audible construction activities at the site.

Response: Noted. Any consent granted would incorporate an appropriately worded informative to address the above matter.

4.2 **Roads Development Management Team** – have no objections to the proposal subject to conditions relating to the proposed access, car parking, traffic management and wheel washing facilities.

Response: Noted. Any consent granted would incorporate appropriately worded conditions to address the above matters.

- 4.3 **Roads and Transportation Services (Flood Risk Management Section)** – have no objections to the application subject to conditions requiring the submission of a flood risk/drainage assessment for the Council's approval and the Council's Sustainable Urban Drainage Systems (SUDS) design criteria being satisfied through the completion of a self-certification document.

Response:- Noted. Appropriately worded conditions would be attached to any consent granted to address the above matters.

- 4.4 **Arboricultural Services** – have no objections to the application subject to the inclusion of conditions requiring the submission of a revised tree survey, details of tree planting, tree protection measures and a pre-commencement site meeting.

Response: Noted. Appropriately worded conditions would be attached to any consent granted to address the above matters.

- 4.5 **West of Scotland Archaeology Service (WOSAS)** – have no objections to the application. In this instance, no archaeological work would be required. The proposed flats would sit on ground that will already have been heavily disturbed by construction of the building that is proposed for demolition meaning that the potential for earlier archaeological material to be affected would be low.

Response: Noted.

- 4.6 **SEPA West Region** – have no objections to the application.

Response: Noted.

- 4.7 **Scottish Water** – have no objections to the application and have advised that Bothwellbank Waste Water Treatment Works has capacity to service the proposed development.

Response:- Noted.

- 4.8 **Countryside and Greenspace** – have no objections to the application subject to a landscape plan being conditioned as part of any consent granted.

Response:- Noted. Appropriately worded conditions would be attached to any consent granted requiring the submission of a scheme of landscaping for the Council's approval and for the implementation of the approved scheme.

- 4.9 **Historic Environment Scotland** – have no objections to the application.

Response:- Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised in the Hamilton Advertiser under the heading Non Notification of Neighbours. Five letters of representation have been received in relation to the application. The grounds of objection are summarised below:-

- a) **We have substantial concerns relating to traffic volumes as the proposal has potential to generate excess traffic with a narrow road and no turning points. Traffic generation on Old Bothwell Road has recently been saturated by the major development of 20 houses and 16 flats built by Cala Homes. With 11 new dwellings it would not be unreasonable to expect an additional 15 vehicles using a road which is already worryingly busy for its size. The access point to and from the site is on a blind corner with no pavements to offer pedestrian safety. The pavement which ends at the corner of Old Bothwell Road and Woodhead Drive could be extended down Old Bothwell Road across the entrance to the site which would allow pedestrians to go up and down Old Bothwell Road in safety.**

Response: Subject to conditions, Roads and Transportation Services are satisfied that the proposal is acceptable and that it raises no access, parking or road safety issues.

- b) **Removing the trees, bushes and fence from the corner of the north eastern boundary would improve visibility for traffic and pedestrians. At the moment the light from the lamp post is obscured by the trees in this corner.**

Response: The site is covered by a Tree Preservation Order and a tree survey was submitted with the application. Detailed discussions have taken place between the applicant and the Council's Arboricultural Officer regarding works to particular trees within the site and the associated tree protection measures required and conditions would be incorporated into any consent granted to reflect what was agreed in these discussions. As highlighted above, subject to conditions, Roads and Transportation Services are satisfied that the proposal is acceptable and that it raises no access or road safety issues.

- c) **There will be a loss of light and overshadowing at Flat No 10 Woodhead Drive when these flats are constructed.**

Response: Due to a distance of approximately 45 metres between the above property and the proposed flat block, it is considered that the proposal will not have any significant adverse impact on the amenity of the residents of those flats in terms of loss of light and overshadowing.

- d) **There are concerns regarding over-development within this conservation area.**

Response: The application site is located outwith the Bothwell Conservation Area.

- e) **The impact of heavy haulage traffic has already destroyed the integrity of Old Bothwell Road which will require significant restructuring.**

Response: Any road safety defects in the public road as a result of the proposed development would be addressed appropriately by Roads and Transportation Services.

- f) **The proposed development site has a one way in-one way out access, thus prohibiting the ability of any heavy haulage to turn without blocking the traffic on Old Bothwell Road. This was evident during the CALA Homes Construction at Woodhead Drive and presented CALA Homes with endless problems during the construction of Flats and individual houses.**

Response: Roads and Transportation Services are satisfied that the proposal is acceptable and that it raises no access or road safety issues. In relation to construction traffic in general, a condition would be attached to any consent granted to ensure that sufficient parking is provided within the site boundary to accommodate all site staff/operatives' parking requirements and to ensure that there would be no obstruction on the public road network.

- g) **Building on the proposed site will without doubt, present unforeseen construction challenges such as piling etc which, if consent is granted, will delay the conclusion considerably.**

Response: The nature of a construction site is such that there may be a degree of disturbance to neighbouring properties while works are undertaken. However, any disturbance should be minimal and would be for a temporary period until the development is completed. Excessive disturbance resulting from any piling required could be investigated by Environmental Services if, and when, necessary.

5.2 These letters are available for inspection on the planning portal.

6 Assessment and Conclusions

6.1 The applicant seeks detailed planning permission for the demolition of the existing dwellinghouse on the site and the erection of eleven flats with associated landscaping, parking, access road and refuse collection area. The determining issues in consideration of this application are its compliance with national and local plan policy and its impact on the amenity of adjacent properties and on the local road and footpath network.

6.2 In terms of residential development, Scottish Planning Policy (SPP) requires councils to maintain a five-year supply of effective housing land. Planning Authorities are also required to promote the efficient use of land by directing development towards sites within existing settlements, where possible, in order to make effective use of existing infrastructure and service capacity. In this instance, the proposal involves the re-use of a previously developed site through the demolition of the existing house and promotes development in a sustainable location within the settlement boundary of Bothwell which would be reasonably accessible by public transport with a bus route running along Hamilton Road and well integrated into existing walking and cycling networks. It is, therefore, considered that the principle of the proposal is acceptable and in accordance with national planning policy.

6.3 In terms of local plan policy, the site is located within the settlement boundary of Bothwell where Policy 6 - General Urban Area/Settlements of the adopted South Lanarkshire Local Development Plan (2015) is applicable. The application also requires to be assessed against Policy 1 - Spatial Strategy, Policy 2 - Climate Change, Policy 4 - Development Management and Place Making, Policy 5 -

Community Infrastructure Assessment, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding, in addition to the supplementary guidance of the Proposed Development Management, Place Making and Design Supplementary Guidance relating to 'Design'.

- 6.4 Policies 1 and 2 encourage sustainable economic growth and regeneration, a move towards a low carbon economy, the protection of the natural and historic environment and mitigation against the impacts of climate change. In line with these policies, the proposal involves the re-use of a previously developed site located within a sustainable location close to Bothwell town centre and includes opportunities for active travel routes and trips by public transport, with a bus route running along the nearby Hamilton Road. The proposal is, therefore, considered to be in accordance with the terms of Policies 1 and 2. The application site is located in a residential area within the settlement boundary of Bothwell and under the terms of Policy 6, the proposal raises no policy issues and, therefore, conforms with this policy.
- 6.5 In terms of the detailed design of the development, Policy 4 requires new development to have due regard to the layout, form, design and local context of the area and to promote quality and sustainability in its design. In this instance, it is considered that the proposed layout for the development is acceptable and that it meets the standards set out in the Council's Residential Design Guide, particularly in relation to window to window distances, amenity open space and car parking. The proposed flatted block, which is of contemporary design, is considered to be appropriate for its location with a suitably high standard of finish materials which will be in keeping with recently constructed residential development in the immediate area and will not be out of keeping with the more traditional form of development in the wider area. A contextual elevation viewed from the adjacent River Clyde was submitted with the application which shows the flatted block sitting at a similar height to adjacent dwellings and below the existing four storey block of flats to the north of the site. The density of the proposal is similar to neighbouring residential development in the locality and the proposed access arrangements have been assessed and are considered to be acceptable by the Council's Roads and Transportation Services. In view of the above, it is considered that the proposal would relate satisfactorily to adjacent development and that the character and amenity of the area would not be impaired by reason of traffic generation, parking or visual intrusion.
- 6.6 As discussed, the site is covered by a tree preservation order (TPO) and currently comprises extensive garden grounds with structure planting, including a number of mature trees, located along most of its boundaries. The submitted Tree Survey advises that the realignment of the driveway ensures that the trees along the northern boundary are unaffected by the proposed development. Similarly, the group of mature trees in the north-west corner of the site can be safely retained. The proposed redevelopment would not impinge on the main group of mature trees located to the south on the banks of the river. Whilst a fairly small number of trees within the site would be lost as a result of the development, due to the small size of trees to be removed and the general seclusion of the site, any loss of amenity is considered to be negligible. On the whole, the proposed layout would ensure the provision of an appropriate area of amenity open space without impacting on the existing structured landscaping within the site. However, any consent granted would be conditioned to ensure the submission of a landscaping

scheme for the Council's further approval which would seek to incorporate native species or those with known benefits to biodiversity to ensure continued opportunities for biodiversity within the site and the surrounding area. As highlighted above, detailed discussions have taken place between the applicant and the Council's Arboricultural Officer regarding the proposed works to particular trees within the site and the associated tree protection measures that are required. Consequently, conditions would be incorporated into any consent granted to reflect what was agreed in these discussions. Given the above, it is considered that the re-development of the site would have a positive impact on the environment. The proposal is, therefore, considered to be in accordance with the terms of Policy 4.

- 6.7 In terms of Policy 5 - Community Infrastructure Assessment, the applicant has agreed in principle to the provision of a financial contribution towards community facilities which would be addressed appropriately through the conclusion of a Section 75 Obligation. It is, therefore, considered that the proposal is in accordance with Policy 5.
- 6.8 Policy 16 - Travel and Transport seeks to ensure that development considers and, where appropriate, mitigates the resulting impacts of traffic growth and encourages sustainable transport options that take account of the need to provide proper provision for walking, cycling and public transport. In this regard, the site is reasonably accessible by public transport with local bus routes on the nearby Hamilton Road and the development would be well integrated into existing walking and cycling networks. Furthermore, Roads and Transportation Services are satisfied that the proposal raises no access, parking or road safety issues. It is, therefore, considered that the proposal complies with Policy 16.
- 6.9 The proposal has been assessed by the relevant consultees in terms of Policy 17. With regard to flooding and surface water drainage, no adverse comments were raised by SEPA or Roads and Transportation Services, subject to the inclusion of conditions requiring the submission of a flood risk/drainage assessment and the provision of a sustainable urban drainage system (SUDS) within the site. Scottish Water have also confirmed that they have no objections to the application and any consent granted would include a condition to ensure that none of the flatted dwellings are occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards. It is, therefore, considered that the proposal is in accordance with the terms of Policy 17.
- 6.10 On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of the proposed South Lanarkshire Local Development Plan 2. A number of amendments to policy have been recommended which will be carried through to adoption stage. For the purposes of determining planning applications, the Council will assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan and those within the proposed South Lanarkshire Local Development Plan 2 alongside the Reporters amendments. Whilst the Reporters amendments have yet to be ratified by South Lanarkshire Council they are, nevertheless, a material consideration. It is considered that the proposal accords with Policy 1 - Spatial Strategy, Policy 2 - Climate Change, Policy 3 - Urban Area and Settlements, Policy 5 - Development Management and Place Making Policy, Policy 7 - Community Infrastructure Assessment, Policy 15 - Travel and Transport and

Policy 16 - Water Environment and Flooding of the South Lanarkshire Local Development Plan 2, in addition to Policies DM1 - New Development Design, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems and DM15 - Water Supply of the of the South Lanarkshire Local Development Plan 2 Volume 2.

- 6.11 In summary, it is considered that the application conforms with both national and local plan policy and that the proposal raises no significant environmental or infrastructure issues. It is, therefore, recommended that planning permission be granted subject to the conditions listed and subject to the conclusion of the required Section 75 Obligation and/or other appropriate agreement.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on residential or visual amenity nor raises any environmental or infrastructure issues and complies with Policies 1, 2, 4, 5, 6, 16 and 17 of the adopted South Lanarkshire Local Development Plan and the supplementary guidance of the Development Management, Place Making and Design Supplementary Guidance relating to 'Design'. The proposal also complies with Policies 1, 2, 3, 5, 7, 15 and 16 and Policies DM1, SDCC2, SDCC3 and DM15 of the Proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2).

Michael McGlynn

Executive Director (Community and Enterprise Resources)

9 October 2020

Previous references

- ◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Development Management, Place Making and Design Supplementary Guidance (2013)
- ▶ Residential Design Guide (2011)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letters dated 09.04.2020 & 16.09.2020
- ▶ Press advert, Hamilton advertiser dated 07.05.2020

- ▶ Consultations
 - Historic Environment Scotland 17.04.2020
 - Countryside and Greenspace 15.04.2020
 - Arboricultural Services 03.08.2020 & 06.10.2020
 - Roads Development Management Team 03.09.2020
 - Environmental Services 22.07.2020
 - Roads Flood Risk Management 10.06.2020

Scottish Water	14.04.2020
SEPA West Region	14.04.2020
West of Scotland Archaeology Service	15.07.2020

► Representations	Dated:
Miss Zarah McCaig, 2 Woodhead Drive, Bothwell, Glasgow, G71 8AF	30.04.2020
Mr George Walker, 22 Woodhead Drive, Bothwell, G71 8AW	06.05.2020
	06.05.2020
Mrs Ann Doyle, 4 Woodhead Drive, Bothwell, G71 8AF	21.04.2020
	21.04.2020
Mrs Kathleen Hood, 10 Woodhead Drive, Bothwell, Glasgow, South Lanarkshire, G71 8AF	30.04.2020
Mr Thomas McKee, 3 Old Bothwell Road, Bothwell, Glasgow, G71 8AW	30.04.2020

Contact for further information

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

Jim Blake, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
 Phone: 01698 453657
 Email: jim.blake@southlanarkshire.gov.uk

Conditions and reasons

01. 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.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

02. 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) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development;
- (b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees;
- (c) details of any top-soiling or other treatment to the ground;
- (d) sections and other necessary details of any mounding, earthworks and hard landscaping;
- (e) proposals for the initial and future maintenance of the landscaped areas;
- (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.

Reason: To ensure the appropriate provision of landscaping within the site.

03. 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.

Reason: In the interests of the visual amenity of the area.

04. 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: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

05. That before any of the 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 4, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

06. That no dwelling shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.

Reason: To ensure the provision of a satisfactory sewerage system.

07. 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 shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

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.

08. That prior to any work starting on site, a Flood Risk/Drainage Assessment and Independent Check shall be carried out, submitted to, and approved in writing by the Council as Planning Authority. This Assessment shall include confirmation that a suitable FFL is provided and procedures are considered to ensure access/egress can be obtained should flooding occur. The Assessment and Independent Check shall be carried out in accordance with the latest industry guidance listed within Section 4.0 of the Council's SuDS Design Criteria Guidance Note. Consideration should also be given to surface water management during the construction period to reduce any risk of flooding to and from the site.

Reason: In order to establish the flood risk to both the proposed development and adjacent properties.

09. That before the development hereby approved is completed or brought into use, 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.

Reason: In the interests of traffic and public safety.

10. 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.

Reason: To ensure the provision of satisfactory vehicular and pedestrian access to the dwellings.

11. That no further changes in ground levels within the site shall take place without the prior written consent of the Council as Planning Authority.

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

12. That the first 6 metres (minimum) length of the private access shall have an effective minimum width of 5.5 metres, and shall be fully surfaced to the satisfaction of the Council as Planning and Roads Authority.

Reason: In the interests of road and public safety.

13. That at the proposed access on Old Bothwell Road a 4.5 metre carriageway kerbline radius shall be provided in association with the proposed 2 metre wide footway to the satisfaction of the Council as Planning and Roads Authority.

Reason: In the interests of road and public safety.

14. That the applicant shall ensure that any vehicle transporting excavated material on or off site shall be treated by means of adequate wheel washing facilities. This facility shall be in operation at all times during any earth moving operations. The wheel washing facility shall be fully operational prior to any works commencing on site. A "clean zone" shall be maintained between the end of the wheel wash facility and the public road.

Reason: In the interests of road and public safety.

15. That sufficient parking shall be provided within the site boundary to accommodate all site staff/operatives parking requirements, and under no circumstance should vehicles associated with the site cause an obstruction on the public road network.

Reason: In the interests of road and public safety.

16. That no trees within the application site shall be lopped, topped, pollarded or felled, and no shrubs or hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.

Reason: In the interests of amenity and to ensure the protection and maintenance of the existing trees and other landscape features within the site.

17. Prior to the commencement of the development hereby approved (including any demolition and all preparatory work), a revised (Tree Survey and Arboricultural Constraints undertaken by Alan Motion Tree Consulting Ltd dated 24 September 2020) scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a revised tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Council as Planning Authority. Specific issues to be dealt with in the TPP and AMS:-

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition (including soil retaining wall) within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA (including retaining walls) or that may impact on the retained trees. Details shall include relevant sections through soil retaining wall within RPA of Trees tagged 6437 and 6438.
- d) A full specification for the installation of boundary treatment works.
- e) A full specification for the construction of any parking areas and driveways and paths, including details of the no-dig specification and extent of the areas of the parking areas and driveways and paths to be constructed using a no-dig specification. Details shall include relevant sections through them.
- f) A revised specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- g) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- h) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well as concrete mixing and use of fires.
- i) Methodology and detailed assessment of root pruning for driveway realignment around trees (tags 6437, 6438).
- j) Arboricultural supervision and inspection by a suitably qualified tree specialist.
- k) Reporting of Arboricultural inspection and supervision.
- l) Any methods to improve the rooting environment for retained (trees tags 6437 and 6438).

The development shall thereafter be implemented in strict accordance with the approved details.

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.

18. Before any development or construction work begins, a pre-commencement meeting shall be held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Council as Planning Authority to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed OR that all tree protection measures have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details or any variation as may subsequently be agreed in writing by the Council as Planning Authority.

Reason: To ensure that the Council as Planning Authority are satisfied 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.

19. The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in Condition 17 above, shall be submitted for approval in writing by the Council as Planning Authority within 28 days from completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by a suitably qualified and pre-appointed tree specialist.

Reason: To ensure compliance with the approved tree protection and arboricultural supervision details.

20. That notwithstanding the terms of Condition 2 above, prior to completion or first occupation of the development hereby approved, whichever is the sooner; full details of all proposed tree planting shall be submitted to and approved in writing by the Council as Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

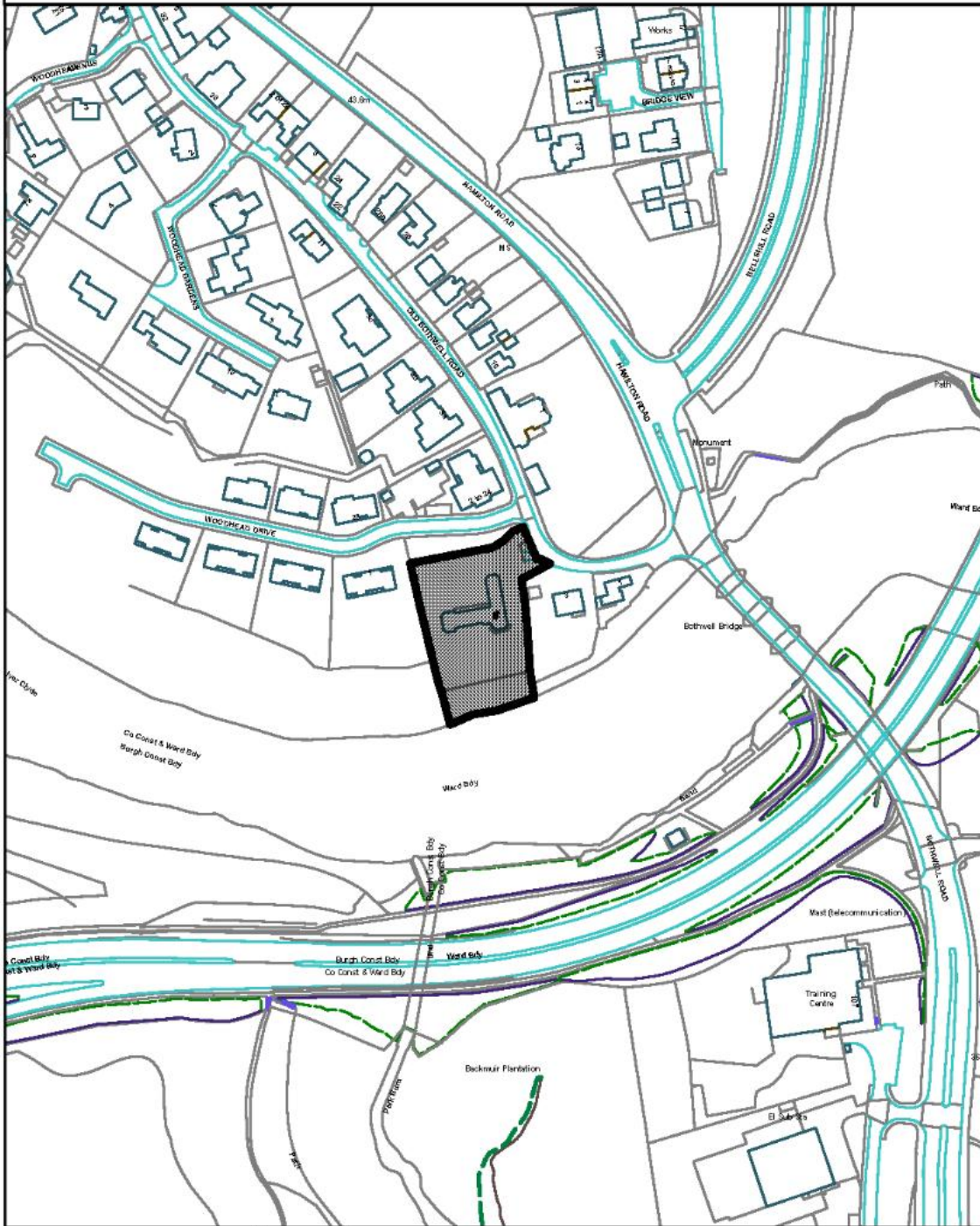
Reason: To safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality.

21. That prior to commencement of the development hereby approved, details of measures to facilitate the provision of full fibre broadband to serve the development, including details of appropriate digital infrastructure and a timescale for implementation, shall be submitted to and approved in writing by the Council as Planning Authority, unless otherwise agreed in writing with the applicant. The approved measures shall thereafter be carried out in accordance with the agreed implementation timescale.

Reason: To ensure the provision of digital infrastructure to serve the development.

P/20/0436

5 Old Bothwell Road, Bothwell



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South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development