

Report

Report to:	Planning Committee
Date of Meeting:	29 March 2022
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/21/1517
Planning proposal:	Erection of 151 dwellinghouses with associated engineering, landscape and infrastructure works

1. Summary application information

Application type:	Detailed planning application
Applicant:	Mr and Mrs I Harvey / Robertson Living
Location:	Land 142M ENE of 43 Clyde Avenue Clyde Avenue Ferniegair Hamilton 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.
- (2) Detailed planning permission should not be issued until an appropriate obligation under Section 75 of the Planning Act, and/or other appropriate agreement, has been concluded between the Council, the applicants and the site owner(s) following the submission of a viability assessment. This planning obligation should ensure that appropriate financial contributions are made at appropriate times during the development towards the following:-
 - Additional nursery, primary and secondary education accommodation as appropriate.
 - The provision of appropriate community facilities, either on site or off.
 - The provision of affordable housing by way of a commuted sum.
 - Roads infrastructure.

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 + Design
- ◆ Council Area/Ward: 17 Hamilton North and East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (Adopted 2021)**
 - Policy 1 - Spatial Strategy
 - Policy 2 - Climate Change
 - Policy 4 - Green Belt and Rural Area
 - Policy 5 - Development Management and Place Making Policy
 - Policy 7 - Community Infrastructure Assessment
 - Policy 11 - Housing
 - Policy 13 - Green Network and Greenspace
 - 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 SDCC4 - Sustainable Transport
 - Policy DM15 - Water Supply
 - Policy NHE18 - Walking, cycling and riding routes
 - Policy NHE20 - Biodiversity

◆ Representation(s):

▶	32	Objection Letters
▶	2	Support Letters
▶	1	Comment Letter

◆ Consultation(s):

Transport Scotland

Roads Development Management Team

Environmental Services

Roads Flood Risk Management

Scottish Water

SEPA West Region

SP Energy Networks

Community and Enterprise Resources - Biodiversity Officer

Community and Enterprise Resources - Play Provision Community Contributions

Education Resources School Modernisation Team

Housing Services

Arboricultural Services

West of Scotland Archaeology Service

Estates Services - Housing and Technical Resources

Countryside and Greenspace

Planning Application Report

1. Application Site

- 1.1 The application relates to an area of land located to the north-east of Clyde Avenue in Ferniegair. The site extends to approximately 6 hectares, it is irregular in shape and currently consists of open grassland with structure planting located mainly along its northern boundary. The site is bounded to the north by structure planting and the adjacent M74 Motorway, to the south by residential development and open grassland, to the east by open grassland and to the west by residential development. The site is accessed via Valleyfield Crescent.

2. Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the erection of 151 dwellinghouses with associated engineering, landscape and infrastructure works. The submitted layout shows a development of 151 dwellings comprising 67 three bedroom and 84 four bedroom terraced, semi-detached and detached properties. The proposed dwellings would be two stories in height and would incorporate traditional pitched roofs finished with either slate grey or red roof tiles. The exterior walls would be finished in a mixture of white and cream render and red or buff facing brick and the windows would be finished in anthracite grey UPVC on the front elevations and white on all other elevations. Varied door colours would be incorporated with black UPVC rainwater pipes.
- 2.2 The primary access into the development would be from Valleyfield Crescent to the north-west of the site with a loop road being formed through the development. An emergency access road would link into Clyde Avenue to the south-west of the site. The main access road would incorporate footways on either side with links into the existing footpath network to the north and west of the site which provide connections into the village and towards Chatelherault Country Park. These connections would also allow for access to existing public transport including bus services on Carlisle Road and train services at Chatelherault station. Two footpath links would allow access to the play area located at the south-west of the site with two further connections to the south of the site providing links through the open space, around the SUDS facility and to the existing footpath to the south-east. Car parking would be in-curtilage for detached and semi-detached properties, with parking courts provided for the terraced dwellings. The total car parking for the development would be 386 spaces (2 spaces provided for the three bedroom dwellings and 3 spaces provided for the four bedroom dwellings).
- 2.3 The proposed landscaping scheme for the site would retain the tree and landscape buffer along the northern boundary of the site, in addition to an acoustic fence, which would form a noise barrier between the site and the M74 motorway. Enhanced tree planting would be provided to the southern boundary with the creation of two central open spaces of amenity space, the creation of a small play area to the south-west of the site, the utilisation of existing SUDS on site with surrounding green space and the creation of a new SUDS facility north of the existing SUDS within open space.
- 2.4 The proposed development is classified as a 'Major' development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and was subject to a 12 week period of pre-application consultation (PAC) including a public exhibition which was held at Ferniegair Hall on 6 November 2019. A copy of the Pre-application Consultation Report has been submitted as a supporting document. The outcome of the exhibition and the response of the applicants to comments received are detailed within the PAC Report. Additional supporting documents submitted with the planning application include a Transport Assessment, Ecological Survey,

3. Background

3.1 Local Plan Background

3.1.1 In terms of local plan policy, the majority of the application site is designated as a proposed housing site in the adopted South Lanarkshire Local Development Plan 2 and forms part of the Ferniegair Community Growth Area (CGA). The majority of the site is also covered by the Green Network. A small part of the site along its eastern edge is located within the Green Belt. The relevant policies in terms of the assessment of this application are Policy 1 - Spatial Strategy, Policy 2 - Climate Change, Policy 4 - Green Belt and Rural Area, Policy 5 - Development Management and Place Making, Policy 7 - Community Infrastructure Assessment, Policy 11 - Housing, Policy 13 - Green Network and Greenspace, 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 SDCC4 - Sustainable Transport, Policy DM15 - Water Supply, Policy NHE18 - Walking, cycling and riding routes and Policy NHE20 - Biodiversity. The content of the above policies and how they relate to the proposal is assessed in detail in Section 6 of this report.

3.2 Relevant Government Advice/Policy

3.2.1 In terms of residential development, 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.

3.2.2 Designing Streets – A Policy Statement for Scotland was introduced in March 2010 and marks the Scottish Government's commitment to move away from a standardised engineering approach to streets and to raise the quality of design in urban and rural development. Development layouts should be designed to encourage a safe environment for pedestrians and cyclists with narrower streets, carefully positioned dwellings, landscaping and off-street parking which can be more effective at achieving slower traffic movements. Permeability which encourages walking is now seen as a high priority and footpath links are encouraged to ensure that houses can be easily accessed from main public transport routes.

3.3 Planning Background

3.3.1 A Proposal of Application Notice (PAN) was submitted by Robertson Living to the Council for residential development and associated works within the site on 13 September 2019 and was approved by the Council on 24 October 2019 (P/19/0014/PAN).

4. Consultation(s)

4.1 **Education Resources** - have no objections to the application subject to the applicant entering into a Section 75 Agreement to provide the financial contributions at appropriate stages of the development towards the provision of additional nursery, primary and secondary education accommodation.

Response:- Noted. In this regard, the applicant has agreed in principle to the provision of a financial contribution towards educational provision to equate to the demand for school places arising from the proposed development which would be addressed appropriately through the conclusion of a Section 75 Obligation following the submission of a viability assessment.

- 4.2 **Environmental Services** – have no objections to the application subject to conditions requiring that internal and external noise levels comply with the appropriate guidance on sound insulation and noise reduction for buildings and the formation of a bund/barrier with a minimum combination height of both 5 metres and 2 metres at relative locations within the site.
Response:- Noted. Appropriately worded conditions would be attached to any consent granted to address the above matters.
- 4.3 **Roads Development Management Team** – have no objections to the application subject to conditions being attached to any consent in relation to access, traffic, traffic management, car parking/driveways, electric charging points, etc. There are no proposals to encourage residents to cycle and as such we would recommend that, within a Section 75 Obligation, a contribution for cycle improvements is provided by the applicant.
Response:- Noted. Appropriately worded conditions would be attached to any consent granted to address the above matters. With regard to cycle improvements the applicant has agreed in principle to the provision of a financial contribution towards such improvements which would be addressed appropriately through the conclusion of a Section 75 Obligation following the submission of a viability assessment.
- 4.4 **Roads and Transportation Services (Flood Risk Management Section)** – no response to date.
Response:- Noted. An appropriately worded condition would be attached to any consent granted to ensure that the Council's Sustainable Urban Drainage Systems (SUDS) design criteria is satisfied through the completion of the standard self-certification document.
- 4.5 **Scottish Water** – have no objections to the application. However, they have advised that there is currently insufficient capacity for a foul only connection in the Ferniegair Waste Water Treatment works to service the development.
Response:- Noted. In this regard, the applicant has advised that they are proposing to provide a separate waste treatment plant within the boundary of the site until the existing facility is upgraded at which point the site would be connected back into the main Scottish Water system.
- 4.6 **Community and Enterprise Resources - Play Provision** – have no objections to the application subject to the Council's Residential Design Guide being used throughout the application process. Within the vicinity of the proposal there are a number of community assets in need of investment, and it is recommended that a financial contribution towards investment in these local existing assets should be progressed rather than seeking additional on-site provision. It should be noted that if any open spaces/play areas were to be progressed as part of the development the Council's Grounds Services would not adopt any of the areas for future maintenance and, as such, consideration of a factoring arrangement or similar would be required.
Response:- Noted. In this regard, 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 following the submission of a viability assessment.
- 4.7 **Housing Services** – have no objection to the application and advise that they are not seeking any on site affordable housing provision and that a commuted sum would be welcomed.

Response:- Noted. In this regard, the applicant has agreed in principle to the provision of affordable housing by way of a commuted sum which would be addressed appropriately through the conclusion of a Section 75 Obligation following the submission of a viability assessment.

4.8 **Arboriculture** – no response to date.

Response:- Noted.

4.9 **Biodiversity Officer** – the development should include the mitigation measures identified in section 4.4 of the ecology report. Based on the landscaping proposals, the recommended native planting has not been included; it is also recommended that there is an emphasis on pollinator friendly planting. A review of the planting proposals throughout the site should be requested, particularly for hedging and for the developer to provide an updated list of species. The developer should consider additional biodiversity measures to benefit local wildlife. Draft guidance from NatureScot on Developing with Nature lists potential inclusions. This would be relevant under Policy NHE20 of the Local Development Plan 2, namely “iii. Development proposals should consider opportunities to contribute positively to biodiversity conservation and enhancement, proportionate to the scale and nature of the proposal.” The final 6 measures in the mitigation chapter should be conditioned as part of site works.

Response:- Noted. Any consent granted would include appropriately worded conditions to address the above matter.

4.10 **West of Scotland Archaeology Service** – have no objections to the application subject to a condition requiring the submission and implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been agreed by the West of Scotland Archaeology Service and approved by the Council.

Response:- Noted. Any consent granted would include an appropriately worded condition to address the above matter.

4.11 **Estates Services** – have no objections to the application.

Response:- Noted.

4.12 **Transport Scotland** – have no objections to the application subject to a condition requiring that the integrity of the existing fencing along the M74 trunk road boundary be maintained and protected.

Response:- Noted. Any consent granted would include an appropriately worded condition to address the above matter.

4.13 **SP Energy Networks** – have no objections to the application.

Response:- Noted.

4.14 **Countryside and Greenspace** – no response to date.

Response:- Noted.

4.15 **SEPA** – have no objections to the application.

Response:- Noted.

5. Representation(s)

5.1 Statutory neighbour notification procedures were undertaken and the application was advertised under the headings Development Contrary to Development Plan and Non-Notification of Neighbours in the Hamilton Advertiser. Thirty five letters of representation were received in relation to the application comprising thirty two letters

of objection, two letters of support and one letter of comment. The grounds of representation are summarised as follows:-

- (a) **The access through the old village cannot support the level of increased traffic that these houses will generate as the existing roads in the village are not large enough for the extra traffic and they are cracking with the extra traffic already here. Traffic queueing back into Ferniegair from Hamilton is a regular occurrence and makes travelling times long. Valleyfield Crescent is unsuitable as an access point as it is a private road owned and maintained by residents of Valleyfield Crescent and Methil Court. It is narrow, has a steep incline with traffic calming humps and is sporadically gritted and ploughed in winter months. The applicant should consider mitigation and utilise the other site entrance near the Avant development. This would half the number of vehicles using this route and would make the development more acceptable. The junction between Methil Court and Valleyfield Crescent has not been assessed in the traffic management study. The road traffic assessment also does not consider peak and dangerous times of pedestrian, cars and school buses interacting in the village - not only at the railway station but also on Carlisle Road.**

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

- (b) **There are concerns regarding site traffic, traffic speed, public and road safety. The road safety of all current school children is a problem with extra traffic dropping off and picking up children from school buses from outside Chatelherault train station. With another 151 houses planned this could be up to 200 extra children and cars! Trying to drive out of the village in the morning takes so much longer now with all extra traffic from the village, especially when there are roadworks on the motorway and traffic cuts down Carlisle Road to avoid this. The Council need to put in a suitable pedestrian crossing at the Hamilton end of Ferniegair as it is already dangerously difficult to cross the road.**

Response: 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) **The new planned emergency access is on a narrow road just outside my house and will cause extra noise and disturbance during and after the building. The increased noise pollution will cause significant disturbance to the locality.**

Response: Subject to conditions, Roads and Transportation Services are satisfied that the proposed emergency access road is acceptable. In terms of residential amenity, the proposed construction works would be for a temporary period only and Environmental Services raised no adverse comments in relation to noise and pollution as a result of the emergency access road.

- (d) **The wall of my house is 3.35 metres from the dividing fence to the field which I feel is too close. Any new build house adjacent to my house will overlook me, therefore, my privacy will be compromised.**

Response: Due to the distances and orientation between existing and proposed dwellings it is considered that the proposed development will not have a significant adverse impact on the amenity of existing adjacent residents in terms of overlooking and loss of privacy.

- (e) **It is mostly elderly residents at this end of Clyde Avenue who have lived all their lives in the village and are very wary of strangers. All the building etc is very stressful to them and they feel the village will lose more of its character.**

Response: Whilst the above points are noted, the proposed development is considered to be acceptable and in accordance with local plan policy. The merits of the application are discussed in detail in Section 3 of this report.

- (f) **The extra traffic which will be caused by builder's lorries and vans will cause untold disturbance to the village. During the last build we counted 15 lorries at one time waiting at the top road to drive through the village in convoy and this causes traffic chaos. The existing road at Clyde Avenue has been dug up so many times it is in a terrible state.**

Response: The construction period for the development would only be for a temporary period and appropriately worded conditions and informatives to address residential amenity issues would be attached to any consent granted.

- (g) **The waste-water management in the village is already overloaded and causes spillage and smell at the treatment works within the village despite recent upgrading of the system to cope with current capacity. How can this facility be expected to support an additional 151 properties?**

Response: Scottish Water have confirmed that there is currently insufficient capacity for a foul only connection at the Ferniegair Waste Water Treatment works to service the development. In this regard, the applicant has advised that they are proposing to provide a separate waste treatment plant within the boundary of the site until the existing facility is upgraded at which point the site would be connected back into the main Scottish Water system. Any consent granted would include a condition to ensure that no dwellings are occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards.

- (h) **The field where proposed building is to take place is wild with rabbits, foxes and the occasional deer, where will they go?**

Response: In terms of wildlife, subject to the conditions referred to in Section 4.9 above, the Council's Biodiversity Officer is satisfied with the mitigation measures proposed within the submitted Further Ecological Survey.

- (i) **The local catchment schools do not have the capacity for more children which these houses would generate.**

Response: The applicant has agreed in principle to the provision of a financial contribution towards educational provision to equate to the demand for school places arising from the proposed development which would be addressed appropriately through the conclusion of a Section 75 Obligation following the submission of a viability assessment.

- (j) **When buying in the area, we were assured that this development in our street was complete. To have another developer now renege on this and for the Council to consider this is absurd. If you want to keep your promise and not turn Valleyfield into a main road where cars and vans will speed past a play park for toddlers and increase the air pollution going against Scottish Government policy, I'm sure you will be able to pass this.**

Response: In general land use and policy terms the principle of the development at this location is considered to be acceptable as the adopted South Lanarkshire Local Development Plan 2 designates the site as a proposed housing site located within the Ferniegair Community Growth Area (CGA).

- (k) **Is the Council going to provide each of the neighbours affected by you lowering the value of our house with a substantial sum to allow us to move to the quiet area we all thought we were moving to when we bought here?**
Response: Loss of value is not a material planning consideration.
- (l) **There are not enough public facilities in the area to support this development.**
Response: In terms of public facilities, the applicant is required to apply to all the relevant service providers to ensure there is sufficient capacity within the existing networks. These processes are required to be carried out and concluded prior to site start. The applicant has also agreed in principle to the provision of affordable housing by way of a commuted sum in addition to financial contributions towards educational provision, to equate to the demand for school places arising from the proposed development, and financial contributions towards community facilities all of which would be addressed appropriately through the conclusion of a Section 75 Obligation following the submission of a viability assessment.
- (m) **The height of houses will cause loss of light and shadowing for the residents at 113 Valleyfield Crescent.**
Response: Due to the height and orientation of the proposed dwellings, it is considered that the proposal will have no significant adverse impact on the above property in terms of loss of light and overshadowing.
- (n) **Concerns regarding dust and or debris from site causing accident/issues.**
Response: No adverse comments were raised by any of the consultees in this regard.
- (o) **We are incredibly fearful that the development plan proposed by Robertson Homes will endanger family members.**
Response: Whilst the above point is noted, the proposed development is considered to be acceptable and in accordance with local plan policy. Any consent granted would incorporate a condition requiring the submission of a traffic management plan for the Council's approval prior to any works commencing on site. A speed table will be provided at the start of the development road which, together with the existing traffic calming engineering measures on Valleyfield Crescent, should assist in keeping vehicle speeds generally low once constructed. It should also be noted that any consent granted would incorporate an informative advising the applicant of acceptable hours for audible construction activities at the site which would be limited to Monday to Friday 8.00am to 7.00pm, Saturday 8.00am to 1.00pm and Sunday - no audible activity.
- (p) **Significant concerns regarding this route being used during construction due to possible damage to cars, the road being blocked and the condition of the road being severely compromised.**
Response: Subject to conditions, Roads and Transportation Services are satisfied that the proposal is acceptable and that it raises no access or road safety issues. Any damage to the public highway would have to be addressed by the applicant and any damage to private property would be a legal matter which would require to be resolved between the parties concerned.
- (q) **I would like to have noted the existing trees and shrubs. I wish to seek reassurance that during the building of the new development, that every effort is given for all current aspects to remain.**

Response: Any consent granted would be conditioned to ensure the submission of an appropriate landscaping scheme for the Council's approval.

- (r) **Permission was granted for the Avant estate (the Dukes) directly next to the proposed site and 5 years later the boundary of the site including garden fences and land are slipping into the burn and a structural engineer has produced a report showing multiple issues that they have described as highly dangerous due to unstable ground.**

Until this is resolved at least further development should be ruled out. It is irresponsible of the Council to grant permission for developments that then pose a danger to residents, the public and the local environment.

Response: No adverse comments have been received from any of the consultees in this regard.

- (s) **The developer advertising these houses when planning permission hasn't yet been granted makes a complete mockery of the planning process.**

Response: Any advertising of the proposed development prior to any consent being granted is undertaken at the applicant's own risk.

- (t) **The development will result in a loss of privacy to existing properties in the area.**

Response: As discussed above, due to the distances and orientation between existing and proposed dwellings it is considered that the proposed development will not have a significant adverse impact on the amenity of existing residents in terms of overlooking and loss of privacy.

- (u) **Two representations were submitted in support of the planning application. No additional comments were provided.**

Response: Noted.

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 erection of 151 dwellinghouses with associated engineering, landscape and infrastructure works. 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 network.

6.2 In terms of residential development, 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. Designing Streets - A Policy Statement for Scotland was introduced in March 2010 and marks the Scottish Government's commitment to move away from a standardised engineering approach to streets and to raise the quality of design. Development layouts should be designed to encourage a safe environment for pedestrians and cyclists, carefully positioned dwellings, landscaping and off-street parking which can be more effective at achieving slower traffic movements. Permeability which encourages walking is now seen as a high priority and footpath links are encouraged to ensure that houses can be easily accessed from main public transport routes.

- 6.3 In general land use and policy terms, the principle of the development at this location is considered to be acceptable as the adopted South Lanarkshire Local Development Plan 2 designates the site as a proposed housing site located within the Ferniegair Community Growth Area (CGA). The proposal promotes development in a sustainable location which would be accessible by public transport with bus and train routes located on the nearby Carlisle Road and Chatelherault Train Station. In terms of permeability, the development would be well integrated into existing walking and cycling networks and would encourage active travel. The proposed layout also takes cognisance of the main standards encouraged through Designing Streets. It is, therefore, considered that the proposal is in accordance with national planning policy.
- 6.4 In terms of local plan policy, the majority of the application site is designated as a proposed housing site in the adopted South Lanarkshire Local Development Plan 2 and forms part of the Ferniegair Community Growth Area (CGA). The majority of the site is also covered by the Green Network. A small part of the site along its eastern edge is located within the Green Belt. The relevant policies in terms of the assessment of this application are Policy 1 - Spatial Strategy, Policy 2 - Climate Change, Policy 4 - Green Belt and Rural Area, Policy 5 - Development Management and Place Making, Policy 7 - Community Infrastructure Assessment, Policy 11 - Housing, Policy 13 - Green Network and Greenspace, 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 SDCC4 - Sustainable Transport, Policy DM15 - Water Supply, Policy NHE18 - Walking, cycling and riding routes and Policy NHE20 - Biodiversity.
- 6.5 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 development within a site located in a sustainable location within the Ferniegair Community Growth Area where the principle of residential use is considered to be acceptable. The site benefits from opportunities for trips by public transport with bus and train routes located on the nearby Carlisle Road and Chatelherault Train Station and the development would be well integrated into existing walking and cycling networks and would encourage active travel. The site is also located within an acceptable distance to commercial services such as retail, leisure, schools etc. It is considered that the proposal would result in an attractive and vibrant addition to neighbouring residential development. Areas of landscaping are proposed within the development which would provide opportunities for enhanced biodiversity and leisure within the site and the surrounding area. Furthermore, the houses within the development would be designed to the latest technical standards in terms of insulation, air tightness and energy ratings. It is, therefore, considered that the proposal meets the terms of the above policies.
- 6.6 Policy 4 states that Development in the Green Belt will be strictly controlled and any proposals should accord with the appropriate uses set out in SPP. Both the Green Belt and the Rural Area function primarily for agriculture, forestry, recreation and other uses appropriate to the countryside. Development which does not require to locate in the countryside will be expected to be accommodated within the settlements identified on the proposals map. Isolated and sporadic development will not be supported. Development proposals must also accord with other relevant policies and proposals in the development plan. As discussed, the vast majority of the site is located within the Ferniegair Community Growth Area which is covered by Policy 11 that states that the Council will support development on the sites included in the Housing Land Audit and identified on the proposals map. The small area of land within the site which is located within the Green Belt would be utilised as part of the proposed SUDS facility

and sewerage treatment works. Due to the scale and nature of these facilities it is considered that they would have no significant impact on the character or amenity of the Green Belt at this location. On this basis, the principle of residential development on the site is considered to be acceptable and in accordance with local development plan policy.

- 6.7 In terms of the detailed design of the development, Policies 5 and DM1 generally require 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 main standards set out in the Council's Residential Design Guide. The proposed houses are of modern design with a suitably high standard of external finish materials and it is considered that the development would be in keeping with the existing residential development in the surrounding area. The proposed access and parking arrangements have been assessed and subject to conditions, are considered to be acceptable by the Council's Roads and Transportation Service. In view of the above, it is considered that the proposal would relate satisfactorily to adjacent residential development in terms of its scale, design and materials and that the character and amenity of the area would not be impaired by reason of traffic generation, parking or visual intrusion. The proposed development incorporates areas of structured landscaping and open space to enhance the urban form and character of the site and existing habitats such as mature trees and open space would be retained and enhanced where possible and would be properly maintained and managed in the future. It is also envisaged that the SUDS facility proposed in the eastern area of the site would be planted with appropriate wet meadow mix and emergent species which would encourage biodiversity. All surface water runoff would be dealt with through a sustainable urban drainage system (SUDS) designed as an integral part of the overall landscape design. Path connections through the green spaces would offer opportunities for walking and cycling. It is considered that the application site and the surrounding area as a whole would benefit from the enhanced leisure and ecological opportunities that the proposal provides. Given the above, it is considered that the development of the site would have a positive impact on the environment and would enhance the quality of life for those living in the surrounding area. The proposal is, therefore, considered to be in accordance with the terms of Policies 5 and DM1.
- 6.8 With regard to Policy 7 and as previously discussed, the applicant has agreed in principle to the provision of affordable housing by way of a commuted sum in addition to financial contributions towards educational provision, to equate to the demand for school places arising from the proposed development, and financial contributions towards community facilities all of which would be addressed appropriately through the conclusion of a Section 75 Obligation following the submission of a viability assessment. In view of the above, the proposal meets the terms of Policy 7.
- 6.9 Policy 13 states that where applicable, development proposals should safeguard the green network, as identified on the proposals map, and identify opportunities for enhancement and/or extension which can contribute towards:-
- ◆ placemaking
 - ◆ mitigating greenhouse gases and adapting to the impacts of climate change
 - ◆ supporting biodiversity
 - ◆ enhancing health and quality of life
 - ◆ providing water management including flood storage, and buffer strips
 - ◆ development of blue-green networks using existing watercourses
 - ◆ improving air quality

- ◆ providing areas for leisure activity
- ◆ providing areas for allotments and community growing areas
- ◆ promoting active travel

- 6.10 It is considered that the proposed layout would create an enhanced sense of place at this location and would ensure the promotion of active travel through new and continued access between the existing footpath network in the area. Large areas of open space would be provided within the development in addition to existing and enhanced structured landscaping on the edge of the site. Any consent granted would be conditioned to ensure the submission of a landscaping scheme for the Council's approval which could incorporate the use of native species or those with known benefits to biodiversity to ensure continued opportunities for biodiversity and leisure within the site and the surrounding area. Given the above, it is considered that the development of the site would have a positive impact on the environment and the quality of life for those living in the surrounding area. It is therefore considered that the proposal meets the aims of Policy 13.
- 6.11 Policy 15 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 accessible by public transport with bus and train routes located on the nearby Carlisle Road and Chatelherault Train station. In terms of permeability, the development would be well integrated into existing walking and cycling networks and would encourage active travel. 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 15.
- 6.12 The proposal has been assessed by the relevant consultees in terms of Policies 16, DM15, SDCC2 and SDCC3. With regard to flooding and surface water drainage, no adverse comments were raised by Roads and Transportation Services subject to the Council's Sustainable Urban Drainage Systems (SUDS) design criteria being satisfied through the completion of the standard self-certification documents. In relation to sewerage, Scottish Water have confirmed that there is currently insufficient capacity for a foul only connection at the Ferniegair Waste Water Treatment works to service the development. In this regard, the applicant has advised that they are proposing to provide a separate waste treatment plant within the boundary of the site until the existing facility is upgraded at which point the site would be connected back into the main Scottish Water system. Any consent granted would include a condition to ensure that no 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 the above policies.
- 6.13 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 the application be granted subject to the conditions listed and the conclusion of the required Section 75 Obligation.

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, 7, 11, 13, 15, 16, DM1, SDCC2, SDCC3, SDCC4, DM15, NHE18 and NHE20 of the adopted South Lanarkshire Local Development Plan 2.

David Booth
Executive Director (Community and Enterprise Resources)

Date: 17 March 2022

Previous references

- ◆ P/19/0014/PAN

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated 01.09.2021
- ▶ Press Advertisement, Hamilton Advertiser 28.10.2021

- ▶ Consultations
 - Transport Scotland 22.10.2021
 - Roads Development Management Team 04.03.2022
 - Environmental Services 07.03.2022

 - Scottish Water 16.09.2021
 - SEPA West Region 07.09.2021
 - SP Energy Networks 01.09.2021
 - Community and Enterprise Resources - Biodiversity Officer 24.02.2022
 - Community and Enterprise Resources - Play Provision 27.01.2022
 - Community Contributions
 - Education Resources School Modernisation Team 23.09.2021
 - Housing Planning Consultations 28.02.2022

 - West of Scotland Archaeology Service 14.09.2021
 - Estates Services - Housing and Technical Resources 01.09.2021

- ▶ Representations
 - Dated: 08.09.2021
 - Mrs Ashley Campbell, 20, Peregrine Gardens, Ferniegair, ML3 7GJ

 - 08.09.2021
 - Mrs Joanne Keltie, 54 Capercaillie Crescent, Hamilton, ML3 7GG

 - 09.09.2021
 - Mr Iain Dunn, 6 Belvidere Drive, Ferniegair, Hamilton, ML3 7FZ

Mrs Barbara Hogg, 21 Fairholm Avenue, Ferniegair, Hamilton, South Lanarkshire, ML3 7UA	21.09.2021
Lyn Clark, 19 Fairholm Avenue, Ferniegair, Hamilton, South Lanarkshire, ML3 7UA	17.09.2021
Ian and Brenda Laing, 27 Clyde Avenue, Ferniegair, Hamilton, South Lanarkshire, ML3 7TY	23.09.2021
Mrs Linda Anthony, 44 Clyde Avenue, Ferniegair, Hamilton, ML3 7TY	09.09.2021
Ms Laura Edwards, 6 O'Donnell Drive, Ferniegair, ML3 7FQ	09.09.2021
Mrs Megan Yuille, 18 Valleyfield, Ferniegair, Hamilton, ML3 7FL	08.09.2021
Mrs Maureen Young, 12 Black Grouse Grove, Ferniegair, Hamilton, ML3 7GH	08.09.2021
Dr Sarah McCready, 6 Shearer Avenue, Ferniegair, Hamilton, ML3 7FX	08.09.2021
Mrs Leigh McKenna, 31 Cooper Crescent, Hamilton, ML3 7FU	08.09.2021
Mr Grant Wyper, 7 Clyde Avenue, Ferniegair, Hamilton, ML3 7TY	08.09.2021
Mrs Kirstie McLean, 18 Peregrine Gardens, Ferniegair, Hamilton, ML3 7GJ	09.09.2021
Mrs M Dawkins, 101 Valleyfield Crescent, Ferniegair, ML3 7FJ	09.09.2021
Mr Christopher Thomson, 50 Capercaillie Crescent, Ferniegair, Hamilton, ML3 7GG	09.09.2021
Mr Alan McEwan, 22 Peregrine Gardens, Ferniegair, Hamilton, ML3 7GJ	10.09.2021
Mrs Jacqueline McLean, 113 Valleyfield Crescent, Ferniegair, ML3 7FJ	04.09.2021
Mrs Karen Kubica, 3 Red Kite Place, Hamilton, ML3 7GL	10.09.2021
Mr Ian Kelly, 30 Methil Court, Ferniegair, Hamilton, ML37FN	08.09.2021
Miss Roisin Gallagher, 8 Valleyfield Crescent, Ferniegair, Hamilton, ML3 7FL	08.09.2021
Ms Maureen Greenshields, 14 Clyde Avenue, Ferniegair, Hamilton, ML3 7TY	08.09.2021

Miss Deborah Kay, 47 Valleyfield Crescent, Hamilton, ML3 7FJ	12.09.2021
Mr Kenneth Stark, 1 Methil Court, Ferniegair, Hamilton, ML3 7FN	09.09.2021
Mr Ryan Keltie, 54 Capercaillie Crescent, Ferniegair, Hamilton, ML3 7GG	09.09.2021
Dr Erica Packard, 43 Capercaillie Crescent, Ferniegair, Hamilton, ML3 7GG	21.09.2021 21.09.2021
Mrs Carrie Carson, 2 Osprey Lane, Ferniegair, Hamilton, ML3 7GB	22.09.2021
Miss Kenna Fisher, 41 Valleyfield Crescent, Ferniegair, ML3 7FJ	22.09.2021
Miss H Louise, 21 Valleyfield Crescent, Ferniegair, ML3 7FJ	17.09.2021
Mr George Main, 15 Castlehill Crescent, Hamilton, ML3 7TZ	22.09.2021
Mrs Lynsay Harris, 67 Black Grouse Grove, Ferniegair, Hamilton, ML3 7GH	14.09.2021
Mr Sean McAllister, 115 Valleyfield Crescent, Ferniegair, Hamilton, ML3 7FJ	19.09.2021
Dr David Shields, 11 Denbeath Court, Ferniegair, ML3 7TR	19.09.2021
Mrs Claire Barrie, 80 Cooper Crescent, Ferniegair, Hamilton, South Lanarkshire, ML3 7FT	29.09.2021
Mr Geoffrey Baldwin, 25 Valleyfield Crescent, Hamilton, ML3 7FJ	17.09.2021

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 development starts, full details of the design and location of all fences and walls, including any retaining walls or retaining structures, 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.

03. That before any of the dwellinghouses 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 2, 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.

04. 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.

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

05. That unless otherwise agreed, before development starts, full details of the design and location of any fence enclosing the proposed SUDS Facility shall be submitted to and approved by the Council as Planning Authority. Thereafter, the fence shall be erected and maintained to the Council's satisfaction.

Reason: In order to retain effective planning control.

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

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 details of the phasing of the development shall be submitted to the Council for approval, and no work shall begin until the phasing scheme has been approved in writing. Following approval, the development shall be implemented in accordance with the approved scheme.

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

09. 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.

10. 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.

11. That no dwellinghouse shall be occupied until the access roads and footpaths leading thereto from the existing public road have been 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.

12. That unless otherwise agreed, all of the mitigation measures stated in Chapter 4.4 of the Further Ecological Survey compiled by EnviroCentre Ltd and dated 21 July 2021 shall be implemented throughout the construction and post-construction phases of the development to the Council's satisfaction.

Reason: To ensure the protection of existing habitats within the site.

13. 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.

The developer shall consider additional biodiversity measures to benefit local wildlife. Draft guidance from NatureScot on Developing with Nature lists potential inclusions.

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

14. 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.

15. That before any work commences on the site, a scheme for the provision of the equipped play area within the application site shall be submitted to the Council as Planning Authority for written approval and this shall include:

- (a) details of the type and location of play equipment, seating and litter bins to be situated within the play area(s);
- (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed;
- (c) details of the fences to be erected around the play area(s); and
- (d) details of the phasing of these works.

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

16. That prior to the completion or occupation of the last dwellinghouse within the development, all of the works required for the provision of equipped play area(s) included in the scheme approved under the terms of Condition 15 shall be completed, and thereafter, that area shall not be used for any purpose other than as an equipped play area.

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

17. That prior to the development becoming occupied, the housing developer shall ensure that the neighbourhood noise levels (including noise from Industrial/Stationary and Road Traffic) comply with the following -

Part 1

Between the hours of 08:00 and 20:00 the measured noise rating level emitted from any pre-existing industrial or commercial premises (L_{Ar},1hr) shall not exceed the background noise level (LA₉₀,30 min) by more than 4dB within the curtilage of the new residential development. This shall be measured in accordance with British Standard BS 4142:2014 - Method for Rating and Assessing Industrial and Commercial Sound at the proposed development. Between the hours of 20:00 and 08:00 the noise rating level emitted from any pre-existing industrial or commercial premises (L_{Ar},15 min) shall not exceed the background noise level (LA₉₀,30min) by more than 4dB. This shall be measured in accordance with BS4142:2014 at the proposed development.

Part 2

The internal noise levels shall comply with BS 8233:2014 Guidance on sound insulation and noise reduction for buildings as follows -

- a) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LAeq,16hr of 40dB daytime (07:00 - 23:00)
- b) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LAeq,8hr of 30dB night-time (23:00 - 07:00).
- c) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LAmix of 45dB night-time (23:00 - 07:00).
- d) The external levels shall not exceed an LAeq,16hr of 55dB daytime (07:00 - 23:00) in any garden amenity areas, when measured free-field

Part 2 shall pay cognisance to Condition 18 below.

Part 3

The Internal Noise Rating Values, within the residential property and resultant from the neighbourhood (industrial and commercial) and neighbour noise (installed services), shall not exceed -

- o NR25 between 23.00hrs and 08.00hrs
- o NR35 between 08.00hrs and 23.00hrs

Reason: In the interest of amenity and to retain effective planning control.

18. With reference to the document Ferniegair Noise Impact Assessment dated 7 June 2021 (Document number: 9592) the following is required prior to the development becoming occupied in relation to Condition 17 Part 2.

2.1 Acoustic Barrier

A bund/barrier with a minimum combination height of both 5 metres and 2 metres at relative site locations shall be constructed and positioned as shown in Drawing 173346-049, Appendix C.

The details of the construction, surface density of materials and final positioning shall be submitted to and approved by the Council as Planning Authority and thereafter implemented to the Council's satisfaction. This shall be supplemented with a maintenance scheme for the lifetime of the barrier.

2.2 External Noise levels

A dedicated external area shall be provided capable of meeting the WHO community noise guidance level of an LAeq,16hr of 55dB daytime in the garden amenity areas. This may include the inclusion of localised screening such as a garden structure etc. providing an acoustic shadow capable of providing the additional insertion loss as required. The final details shall be submitted to and approved by the Council as Planning Authority and thereafter implemented to the Council's satisfaction.

2.3 Closed windows scheme and Glazing specifications.

For those most exposed facades requiring a closed window scheme to meet BS 8233:2014 Guidance on sound insulation and noise reduction, the final glazing and ventilation specification and proposed combined sound reduction shall be submitted

to and approved by the Council as Planning Authority and thereafter implemented to the Council's satisfaction. It shall also be demonstrated that the optimal reduction with windows partially open has been installed with cognisance to NANR116: 'Open/Closed Window Research' Sound insulation through ventilated domestic Windows as prepared by Napier University. This may require modified windows and openable areas on exposed facades.

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

19. That the integrity of the existing fencing along the M74 trunk road boundary shall be maintained and protected.

Reason: To minimise the risk of pedestrians and animals gaining uncontrolled access to the trunk road with the consequential risk of accidents.

20. That prior to any works commencing on site the applicant shall submit for the written approval of the Council as Planning and Roads Authority a Traffic Management Plan (TMP) to cover all construction traffic access entering and exiting the site. This shall demonstrate external vehicular routes from Carlisle Road for all staff, operatives, construction plant, and deliveries. Once approved, works shall be undertaken in accordance with the approved TMP.

Reason: These details have not been submitted or approved.

21. That no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Reason: In order to safeguard any archaeological items of interest or finds.

22. 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.

23. That parking for the development shall be provided in accordance with the proposals shown on drawing 19062(PL)001 Revision L with parking provision in accordance with SCOTS National Roads Development Guide as follows:

- 2 and 3 bedrooms - 2 parking spaces
- 4 and 5 bedrooms - 3 parking spaces

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

24. That unless otherwise agreed, prior to commencing works on site the applicant shall submit details to demonstrate that each dwelling has access to their own electric vehicle charging (EVC) point. Details shall also include arrangements for siting of charging posts taking account of parking bays/boundary features/pedestrian movement, along with maintenance arrangements, all for the written approval of the Council as Planning and Roads Authority. Thereafter, the agreed EVC provision shall be installed, commissioned, and maintained, in accordance with the approved plans and specifications prior to that property which it serves being occupied.

Reason: These details have not been submitted or approved.

25. That before development starts, a Transport Assessment (TA) Addendum shall be submitted to and approved by the Council as Planning and Roads Authority. The previously submitted TA for the development has been based on a 2022 'Year of Opening' which is now unlikely.

Reason: In the interests of public and road safety.

26. That any vehicle transporting excavated material on or off site shall be treated by means of an adequate wheel washing facility which 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 washing facility and the public road. A detailed plan showing this arrangement shall be submitted to and approved by the Council as Planning and Roads Authority prior to any works commencing on site. A public-road brush motor shall also be operational during any earthworks operations and/or during any bulk material deliveries.

Reason: In the interests of public and road safety.

27. That sufficient parking shall be provided within the site boundary to accommodate all site staff/operatives parking requirements and under no circumstance shall vehicles associated with the site cause an obstruction on the public road network. A plan showing the location and number of spaces for site staff and operatives shall be submitted to and approved by the Council as Planning and Roads Authority prior to any works commencing on site. Thereafter, these spaces shall be provided within the site to the Council's satisfaction.

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

28. That a sufficient area for the storage of all plant and materials shall be provided within the site boundary. Under no circumstances shall plant or materials associated with the site cause an obstruction on the public road network. A plan showing the area shall be submitted to and approved by the Council as Planning and Roads Authority prior to any works commencing on site. Thereafter, the area shall be provided within the site to the Council's satisfaction.

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

29. That prior to any works commencing on site, a dilapidation survey for the public roads from Carlisle Road to the site access shall be undertaken and shall be submitted to and approved by the Council as Planning and Roads Authority.

Reason: These details have not been submitted or approved.

30. That all driveways, or shared accesses, shall have a maximum gradient of 10%.

Reason: In the interests of public safety.

31. That within the development, junction sightlines of 2.4m x 43m shall be provided. Also within the development, forward visibility of 15m shall be provided at the traffic calming speed bends to the satisfaction of the Council as Planning and Roads Authority.

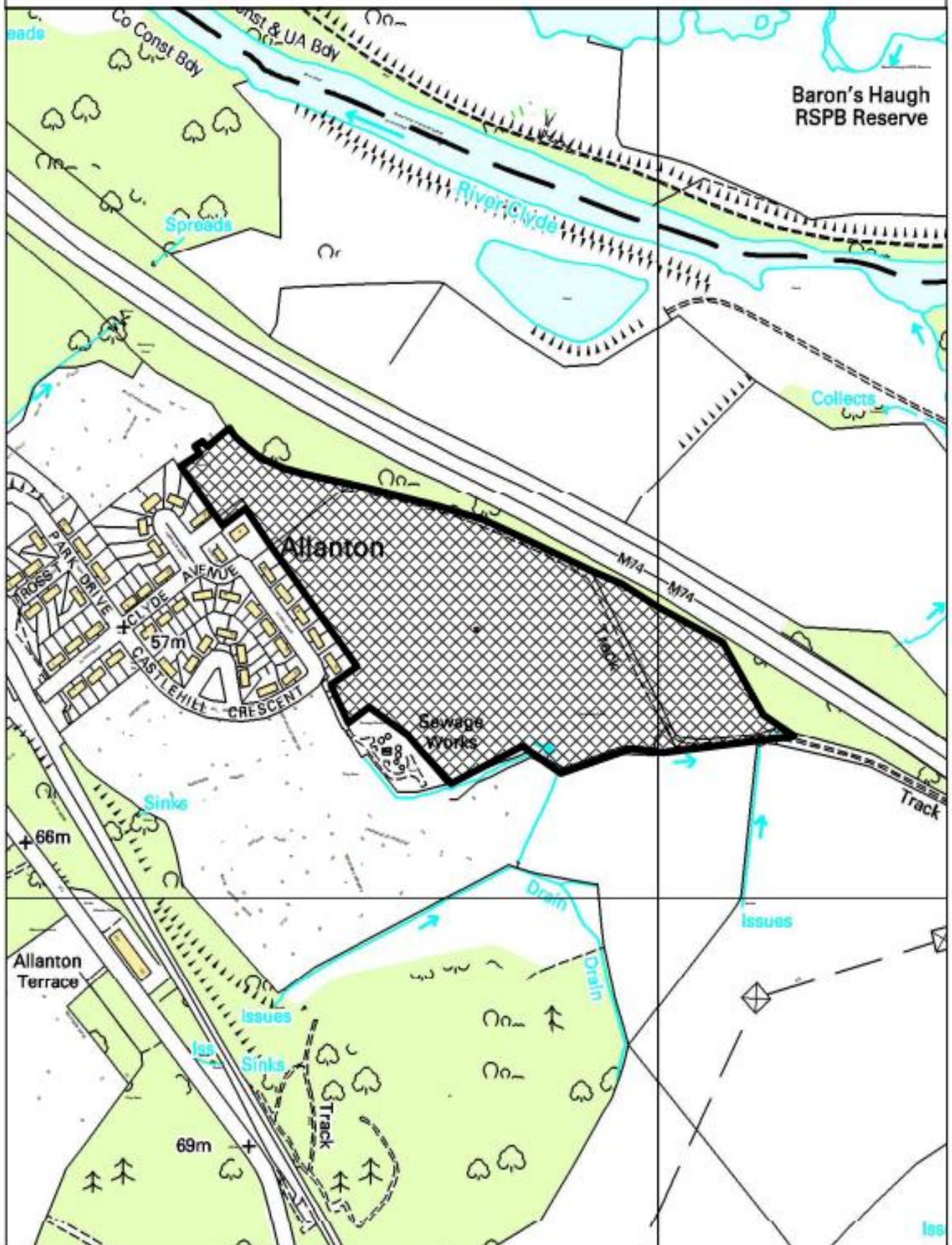
Reason: In the interests of road safety.

32. That the submitted Travel Pack shall be distributed to all future residents of the development hereby approved to the satisfaction of the Council as Planning and Roads Authority.

Reason: To encourage sustainable travel to and from the development.

P/21/1517

Land 142M ENE of 43 Clyde Avenue, Ferniegair



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Scale:
1:5,000
Date:
04/03/2022



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development