

Report

Report to:	Planning Committee
Date of Meeting:	13 September 2022
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/22/0469
Planning proposal:	Application to discharge conditions 1 (excluding 1(f)), 6, 8, 9, 10, 11, 12, 13, 14, 16 and 18 of consent HM/17/0488 (Mixed use development incorporating residential dwellings, hotel, office, care home, retail, restaurant/café, open space, and associated works (Planning Permission in Principle) (Approval of matters specified in conditions)

1 Summary application information

Application type:	Approval of matters specified in conditions.
Applicant:	First Endeavour LLP and the University of the West of Scotland
Location:	Former University of the West of Scotland Almada Street Hamilton South Lanarkshire

2 Recommendation(s)

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

- (1) Grant matters specified in conditions (subject to conditions) based on conditions attached.

2.2 Other actions/notes

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

3 Other information

- ◆ Applicant's Agent: Halliday Fraser Munro
- ◆ Council Area/Ward: 17 Hamilton North and East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (Adopted 2018)**
Policy 1 - Spatial Strategy
Policy 2 - Climate Change
Policy 3 - General Urban Areas and Settlements
Policy 5 - Development Management and Place Making Policy
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 SDCC4 - Sustainable Transport
 Policy DM15 - Water Supply
 Policy NHE18 - Walking, Cycling and Riding
 Routes
 Policy NHE20 – Biodiversity

◆ **Representation(s):**

▶	0	Objection Letters
▶	1	Support Letter
▶	0	Comment Letters

◆ **Consultation(s):**

Countryside and Greenspace

SEPA Flooding

Roads Flood Risk Management

Access Panel

Roads Development Management Team

Environmental Services

Scottish Water

Estates Services - Housing and Technical Resources

Community and Enterprise Resources - Play Provision Community
 Contributions

Education Resources School Modernisation Team

Housing Planning Consultations

Planning Application Report

1. Application Site

- 1.1 The application relates to an area of land located to the north-west of Hamilton town centre. The application site sits adjacent to the civic centre and was previously predominantly in educational use under the University of the West of Scotland (UWS). The site extends to approximately 4.14 hectares, it is irregular in shape and relatively flat. The site largely comprises the redundant buildings of the UWS Campus together with land owned by the Council, the majority of which is currently used for car parking. The site also incorporates areas of vegetation which comprise a large group of trees on its Almada Street frontage adjacent to the Court buildings. A group of mature sycamore trees running east to west are located directly to the north of the application site. The majority of the remaining trees are recently planted and small species. The site sits within a larger 7.5 hectare area relating to a planning permission in principle previously granted for a mixed use development under application HM/17/0488 which is discussed in detail below.
- 1.2 The site has direct frontages onto Almada Street and Barrack Street. Other key, although not direct frontages, are those close to Bothwell Road and Beckford Street. A wide range of uses are located within close proximity to the site including commercial and office developments, local retail developments, restaurants, B&Bs, small industrial parks, health services and residential properties. Vehicular access to the site is currently via Barrack Street and Arthur Street.

2. Proposal(s)

- 2.1 The application has been submitted to discharge conditions 1 (excluding 1(f)), 6, 8, 9, 10, 11, 12, 13, 14, 16 and 18 of planning permission in principle HM/17/0488. (Mixed use development incorporating residential dwellings, hotel, office, care home, retail, restaurant/café, open space, and associated works). The conditions referred to above relate to the site layout, landscaping, phasing plan, noise assessment, dust control measures, refuse storage, provision of a district heat network for the site, details of all accesses, parking management strategy and an assessment detailing mitigation measures to offset the impact of the loss of public parking spaces, junction analysis, review of traffic signal junctions and an updated tree survey.
- 2.2 In terms of the detail of the application, the submitted layout shows a development of 286 dwellings in addition to an energy centre. The proposed dwellings comprise 129 affordable housing units and 157 private units. The majority of the proposed dwellings are flats. The development incorporates 106 one bedroom units, 140 two bedroom units, 35 three bedroom units and 5 four bedroom units. The majority of units have 2 bedrooms or less. The application site is split into two areas. The main area of the application site is located within the southern section of the development and forms part of the residential proposal for Phase 1 and Phase 2 of the overall site area of the mixed use development approved under planning permission in principle HM/17/0488. The smaller part of the site is located within the central part of the overall site and would be used for an energy centre to serve this phase and potential future phases of development. The proposed buildings would range between 2 and 5 storeys. Higher density apartment blocks are proposed along Almada Street with a new central greenspace and ground floor amenities, with a view to creating strong frontages. In terms of finishing materials, the roofs of the flatted dwellings would be finished in metal standing seam with the walls finished in facing brick and weather board with metal railed balconies, metal window frames and timber doors. For the houses, the roofs would be finished in concrete roof tiles with the walls finished in a mixture of render, facing brick and weather board with metal window frames and timber doors. External bin and cycle stores would be provided finished with concrete roof tiles, timber

cladding and timber doors. The proposal incorporates an energy centre which would be a single storey flat roof building with a metal parapet and brick walls with louvered panels and Orsagril steel fencing. It is intended that this building is utilised as a district heating network for the proposed development.

- 2.3 294 parking spaces are proposed across the site. Of these 294 spaces, 18 would be accessible. Footpaths and cycle paths would connect the four key routes surrounding the overall development - Almada Street, Craig Street, Bothwell Road and Beckford Street.
- 2.4 New and existing planting would form part of a proposed landscape strategy which generally accords with the Masterplan Framework associated with the permission in principle for the site with a view to creating strong linked areas of civic space to guide pedestrians and cyclists through the development. However, the footprint of development with the required parking would result in the loss of trees across the site with new replacement tree planting proposed.
- 2.5 Supporting documents submitted with the planning application include a Transport Statement, Ecological Report, Energy Strategies Report, Noise Impact Assessment, Dust Management Plan, Compliance Statement and a Ground Level Tree Survey/Visual Assessment.

3. Background

3.1 Local Plan Background

- 3.1.1 In terms of local plan policy, the application site is identified as a proposed housing site in the adopted South Lanarkshire Local Development Plan 2. The site is also covered by the Green Network. The relevant policies in terms of the assessment of this application are Policy 1 - Spatial Strategy, Policy 2 – Climate Change, 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 Planning permission in principle was granted to UWS and South Lanarkshire Council on 13 January 2020 for a mixed use development incorporating residential dwellings, hotel, office, care home, retail, restaurant/café, open space and associated works on the site of the former University of the West Of Scotland following the conclusion of a Section 75 Obligation to ensure that appropriate financial contributions are made at appropriate times during the development towards additional nursery, primary and secondary education accommodation as appropriate and the provision of affordable housing on site or by way of a commuted sum (HM/17/0488).
- 3.3.2 A Proposal of Application Notice was submitted to the Council on 16 May 2017 in relation to a residential led mixed use development on the site in accordance with the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 (HM/17/X0250/NEW).

4. **Consultation(s)**

- 4.1 **Education Resources** - have no objections to the application. The Section 75 Obligation associated with the previously approved planning permission in principle (HM/17/0488) requires the applicant to pay financial contributions at appropriate stages of the development towards the provision of additional nursery, primary and secondary education accommodation as appropriate.

Response:- Noted.

- 4.2 **Environmental Services** – have no objections to the application subject to a condition to ensure that the proposed dwellings are not exposed to excessive noise from road traffic and appropriate conditions requiring remediation of the site in accordance with the approved remediation plan prior to the dwellings being occupied.

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 junction modelling, parking, the operation of a car club and construction traffic management.

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

- 4.4 **Roads and Transportation Services (Flood Risk Management Section)** – no response to date. However, the Flood Risk Management Section was consulted on the application for planning permission in principle for the mixed use development on the site under HM/17/0488 and advised that they had no objections to the application subject to the Council's Sustainable Urban Drainage Systems (SUDS) design criteria being satisfied and a Flood Risk/Drainage Assessment being carried out.

Response:- Noted. The applicant has advised that the surface water drainage information and flood risk/drainage assessment required under Conditions 2 and 3 of planning permission HM/17/0488 will be submitted under a separate matters specified in condition application(s). At this stage, appropriately worded conditions would be attached to any consent granted to address the above.

- 4.5 **Scottish Water** – have no objections to the application and have advised that there is currently sufficient capacity in the Daer Water Treatment Works and the Hamilton Waste Water Treatment works to service the proposed development.

Response:- Noted.

- 4.6 **Community and Enterprise Resources - Play Provision** – no response to date.
Response:- Noted.
- 4.7 **Housing Services** – as a result of discussions between Housing Services, the Planning Service and the applicant, Housing Services are satisfied with the design and layout of the proposed dwellings and the parking provision within the site.
Response:- Noted.
- 4.8 **Countryside and Greenspace** – have no objections to the application.
Response:- Noted.
- 4.9 **Access Panel** – no response to date.
Response:- Noted.
- 4.10 **Estates Service** – the proposed access road leading from Beckford Street into the new development crosses the Council's car park and there has been no approach from First Endeavour regarding the acquisition of this land.
Response:- Noted. Discussions have taken place between the applicant and the Estates Service since the above consultation response and these discussions are currently ongoing.
- 4.11 **SEPA (Flooding)** – SEPA note the submission of a report on the feasibility of a district heat network for this application. The provision of this information is sufficient for SEPA to consider that their requirements have been fulfilled and that the Council could discharge the condition. They are pleased to note that a district heating system is being pursued for this development. They also note that SEPA requested no further conditions to be placed on this application and therefore would not expect to be consulted regarding any additional information that is provided in relation to this development.
Response:- Noted.

5. Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised under the heading Non-Notification of Neighbours in the Hamilton Advertiser. One letter of support was received in relation to the application. The comments raised are summarised as follows:-

- (a) **This will provide some much needed housing in the town and should be approved. The only issue would be that the end terraced C house styles should provide an active gable end window in the lounge area to provide natural surveillance of the parking areas.**

Response: The proposed dwellings are considered to be acceptable in terms of their, layout, design and finish materials.

- 5.2 This letter is available for inspection on the planning portal.

6. Assessment and Conclusions

- 6.1 The applicant seeks approval of the matters specified in conditions 1 (excluding 1(f)), 6, 8, 9, 10, 11, 12, 13, 14, 16 and 18 of planning permission HM/17/0488 (Mixed use development incorporating residential dwellings, hotel, office, care home, retail, restaurant/café, open space, and associated works). The conditions referred to relate to the site layout, landscaping, phasing plan, noise assessment, dust control measures, refuse storage, provision of a district heat network for the site, details of all accesses, parking management strategy and an assessment detailing mitigation

measures to offset the impact of the loss of public parking spaces, junction analysis, review of traffic signal junctions and an updated tree survey. 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 has previously been assessed and approved under the application for planning permission in principle (HM/17/0488). The proposal involves the re-use of a previously developed site which would have a positive impact on the built and natural environment. The proposal also promotes development in a sustainable location with public transport networks located within the vicinity of the site. Bus stops are located on Almada Street and Bothwell Road, within a 280 metre radius walking distance from the building entrances of all of the proposed flats and houses. In addition, Hamilton West train station is located approximately 500 metres from the site. In terms of permeability, the development would be well integrated into existing walking and cycling networks and would encourage active travel. In view of the above, it is considered that the proposal is in accordance with national planning policy.
- 6.4 In terms of local plan policy, the application site is identified as a proposed housing site in the adopted South Lanarkshire Local Development Plan 2. The site is also covered by the Green Network. The relevant policies in terms of the assessment of this application are Policy 1 - Spatial Strategy, Policy 2 – Climate Change, 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 the redevelopment of a previously developed site which is located in a sustainable location within a prominent area of central Hamilton and offers a unique opportunity to enhance the built environment at this location where the principle of residential use is considered to be acceptable. The redevelopment of the site would result in an attractive and vibrant urban neighbourhood drawing on numerous existing assets, including proximity to the railway station, historic civic buildings, retail, leisure, schools, health care etc. The site benefits from opportunities for trips by public transport with bus routes located on Almada Street and Bothwell Road as discussed

above and Hamilton West train station which is located approximately 500 metres from the site. The development would also be well integrated into existing walking and cycling networks and would encourage active travel. Areas of landscaping are proposed within the development which would provide opportunities for enhanced biodiversity within the site. It is considered that the development has been well-designed with contemporary higher density housing which would contribute to part of a wider sustainable development strategy for Hamilton which recognises the importance of densification within urban centres to enable settlements of its scale to prosper. The proposal incorporates an energy centre and the dwellings 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 11 states that there will be a minimum five year effective supply of housing land at all times during the lifetime of the plan. This will be monitored and updated annually. The Council will support development on the sites included in the Housing Land Audit and identified on the proposals map. Developers must provide a range of house size and types to give greater choice in meeting the needs of the local community whilst recognising the demands of the wider housing market area. As the application site is included in the Housing Land Supply and benefits from planning permission in principle being granted for a mixed use development incorporating residential development under application HM/17/0488 the proposal raises no policy issues and therefore, conforms with Policy 11.
- 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, particularly in relation to window to window distances, garden depths for the houses, amenity open space and car parking. The proposed flats and 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 mix of development in the surrounding area. The proposed access arrangements have been assessed and subject to conditions, they 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 in terms of its scale, design and finish materials and that the character and amenity of the area would not be impaired by reason of traffic generation, parking or visual intrusion. As discussed, the proposal represents a sensitive re-use of a previously developed site and it is considered that the re-development of the site would improve the visual and environmental quality of the area. Path connections through the green spaces would offer opportunities for walking and cycling and it is considered that the application site and the surrounding area as a whole would benefit from the enhanced 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 improve 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 Policy 13 states that development proposals should safeguard the local green network, identified on the proposals map, and identify opportunities for enhancement and/or extension which can contribute towards:-

- i placemaking
- ii mitigating greenhouse gases
- iii supporting biodiversity
- iv enhancing health and quality of life
- v providing water management including flood storage, and buffer strips
- vi providing areas for leisure activity
- vii promoting active travel

- 6.9 It is considered that the proposed layout would create an enhanced sense of place at this location and would ensure new and continued and improved access between the existing footpath network in the area. Large areas of open space would be provided within the development in addition to enhanced landscaping within the site, particularly with the new main north-south civic space proposed. The proposed landscaping scheme incorporating wildflower meadow areas would ensure continued opportunities for biodiversity within the site while creating an attractive location for residents and the wider public. 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.
- 6.10 With regard to Policy 7, the Section 75 Obligation associated with the previously approved planning permission in principle (HM/17/0488) requires the applicant to pay financial contributions at appropriate stages of the development towards the provision of additional nursery, primary and secondary education accommodation as appropriate and the requirement for affordable housing would be addressed through the on-site provision of 129 affordable dwellings, 89 of which the Council's Housing Services would be taking ownership of. In view of the above, the proposal meets the terms of Policy 7.
- 6.11 Policies 15 and SDCC4 seek 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. As discussed, the site is accessible by public transport with bus routes located on Almada Street and Bothwell Road and Hamilton West train station is located approximately 500 metres from the site. The development would also 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 Policies 15 and SDCC4.
- 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, the applicant has advised that the detailed information required under Conditions 2 and 3 of planning permission HM/17/0488 will be submitted under a separate matters specified in condition application(s) and appropriately worded conditions would be attached to any consent granted to address these matters at this stage. Scottish Water have also confirmed that they have no objections to the application and 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.

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, 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: 2 September 2022

Previous References

- ◆ Planning Committee - 13 February 2018 (HM/17/0488)
- ◆ HM/17/X0250/NEW

List of Background Papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated 13.04.2022
- ▶ Press Advertisement, Hamilton Advertiser 21.04.2022

- ▶ Consultations
 - Countryside and Greenspace 09.05.2022
 - SEPA Flooding 14.04.2022
 - Roads Development Management Team 07.06.2022
 - Environmental Services
 - Scottish Water 28.04.2022
 - Estates Services - Housing and Technical Resources
 - Education Resources School Modernisation Team 19.04.2022
 - Housing Planning Consultations 14.04.2022

- ▶ Representations Dated:
 - Ms Lynn Reid, 82 Glen Tennet, East Kilbride, Glasgow, 09.05.2022
 - South Lanarkshire, G74 3UY

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

1. 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.

2. 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.

3. 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.

4. 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 3, 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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 no dwelling 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.

11. At any of the proposed dwellings the internal levels with windows open (or under exceptional circumstances closed) shall not exceed-

- a) An LAeq,16hr of 40dB daytime (07:00-23:00) and an LAeq,8hr of 30dB night-time (23:00-07:00).
- b) The internal L_{Amax} shall not exceed 45dB night-time (23:00-07:00)
- c) The external levels shall not exceed an LAeq,16hr of 55dB daytime in any rear garden areas, when measured free-field.

Reason: To minimise noise disturbance to occupants of the proposed dwellings.

12. (a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.

(b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.

(c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.

Reason: To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

13. 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 Council as 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 Council in agreement with the West of Scotland Archaeology Service.

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

14. That a Travel Plan shall be submitted to and approved by the Council as Planning and Roads Authority prior to the construction of each phase of the development hereby approved.

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

15. That prior to any works associated with the construction of the development commence a Construction Traffic Management Plan shall be submitted to the Council as Planning and Roads Authority for approval. This shall provide details of access and parking provision for staff and visitors, intended working hours, how deliveries of materials will be managed and stored and what wheel washing facilities will be provided to prevent mud being carried on to the adopted road.

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

16. That unless otherwise agreed, no works or development shall take place until a tree planting standard and specification for all proposed tree planting has been approved in writing by the Council as Planning Authority. The tree planting standard shall compare the pre and post development canopy cover of the site to ensure canopy cover is maintained or enhanced through retention of existing trees, new planting and design of layout that accommodate future growth of trees without conflict. The specification will include details of the quantity, size, species, soil volumes, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. In addition all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape should be similarly specified. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with the specification and in accordance with BS3936 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS4043, 1989, transplanting root-balled trees; and BS4428, 1989, Code of practice for general landscape operations (excluding hard surfaces). Tree Design Action Group's (TDAG) 'good practice guide

Trees in Hard Landscapes: A Guide for Delivery in association with the CIHT, ICE, ICF and CIBSE, shall be used to inform establishment of trees in the hard landscape.

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

17. That prior to the occupation of any dwelling on site full details of the car club which will operate on site shall be submitted for agreement in writing with the Council as Planning and Roads Authority.

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

18. That prior any works associated with the construction of the development commence further assessments of the surrounding parking shall be undertaken. This shall include sensitivity tests allowing for a greater return to office working and/or a repeat of the parking survey undertaken in June 2022. The full requirements of the further assessment will depend upon the timing of the first occupation of a dwelling and should be agreed in writing with the Council as Planning and Roads Authority. If required, any mitigation measures to offset the loss of parking shall be agreed and implemented prior to occupation of the first dwelling unless otherwise agreed in writing with the Council.

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

19. That prior to the occupation of the fifty-first unit within the development junction modelling of the below junctions shall be undertaken to the specification of the Council as Planning and Roads Authority. This modelling is to ensure that the traffic signal junctions are optimised based on the changes in traffic flows which will occur on the network as a result of the development.

B755 Wellhall Road / Peacock Drive / B755 Wellhall Road / Peacock Cross Link Road

B755 Wellhall Road / Union Street / A724 Almada Street / A724 Burnbank Road

A724 Almada Street / Montrose Crescent / A72 Almada Street / A724 Douglas Street

B7071 Bothwell Road / Caird Street / Bothwell Road

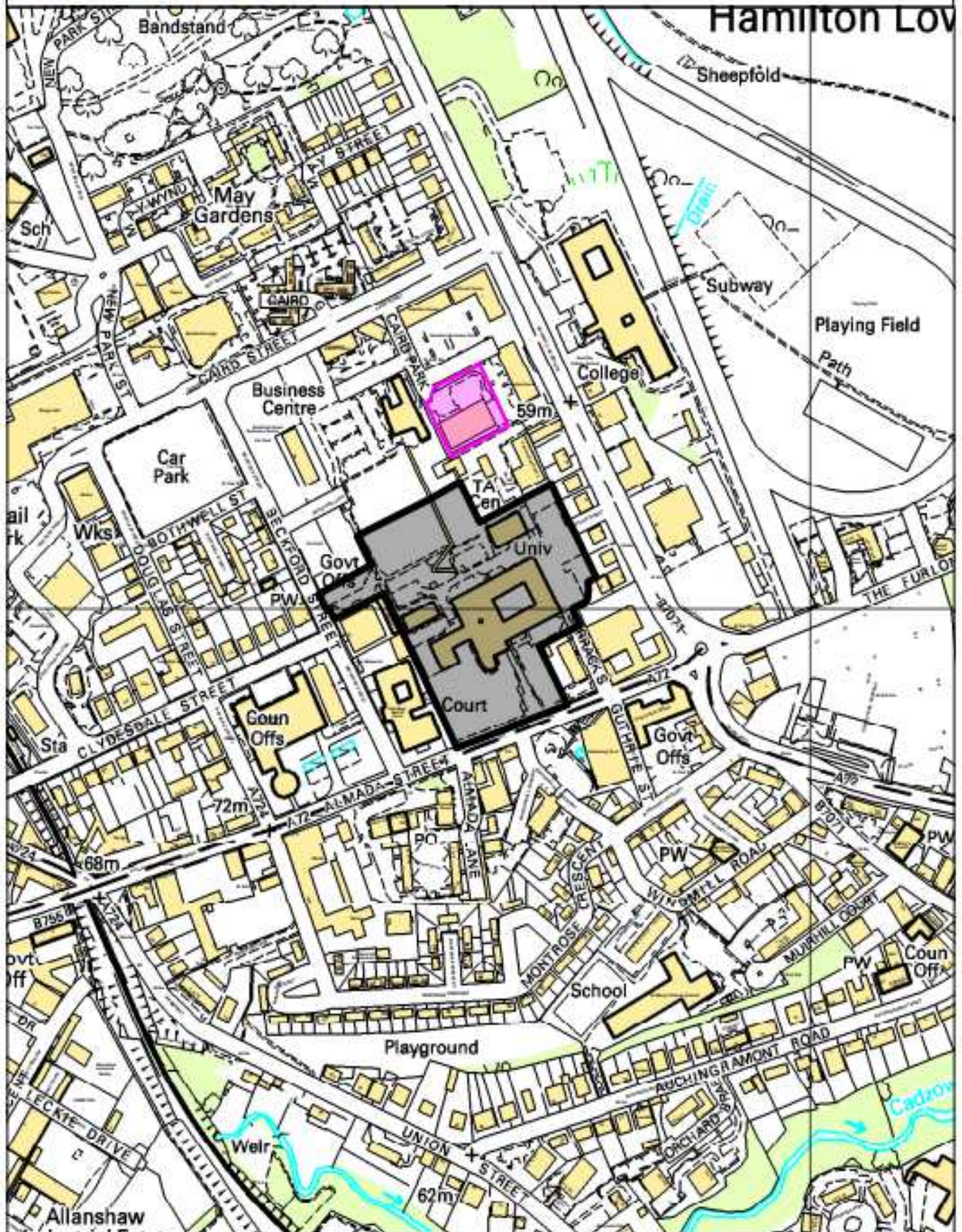
Douglas Street / Douglas Park Lane / Caird Street

Peacock Way / A724 Burnbank Road / A724 Clydesdale Street / A724 Burnbank Road

A72 Muir Street / B7071 Cadzow Street / A72 Muir Street / Lidl Access

Reason: In the interests of public and road safety.

Former University of The West of Scotland, Almada Street, Hamilton



SOUTH
LANARKSHIRE
COUNCIL

South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development