

Report

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

Application no.	P/20/0772
Planning proposal:	Mixed use development comprising of Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and distribution) with associated landscaping, service facilities, internal roadways, SUDS and other ancillary work (Planning permission in principle)(Section 42 application to amend condition 1 to allow a further 5 year period to submit matters specified by conditions attached to planning permission CL/17/0157)

1 Summary application information

Application type:	Further application
Applicant:	3R Energy Solutions Ltd
Location:	M74 Heat and Power Park Former Dalquhandy Opencast Coal Site West of Junction 11 of M74 Coalburn Lanark

2 Recommendation(s)

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

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

2.2 Other actions/notes

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

3 Other information

- ♦ Applicant's Agent: Daniel Owen
- ♦ Council Area/Ward: 04 Clydesdale South
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan**
Policy 1 - Spatial Strategy
Policy 2 - Climate Change
Policy 3 - Green Belt and Rural Area
Policy 4 - Development management and placemaking
Policy 7 - Employment

Policy 11 - Economic Development and
Regeneration
Policy 16 - Travel and Transport
Policy 15 - Natural and Historic Environment
Policy 17 - Water Environment and Flooding

**Proposed South Lanarkshire Local
Development Plan 2**

Policy 1 Spatial Strategy
Policy 2 Climate Change
Policy 4 Green Belt and Rural Area
Policy 5 Development Management and
Placemaking
Policy 8 Employment
Policy 15 Travel and Transport
Policy 16 Water Environment and Flooding

◆ **Representation(s):**

▶	0	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Environmental Services

Roads Development Management Team

Douglas Community Council

Transport Scotland

West of Scotland Archaeology Service

Coal Authority Planning Local Authority Liaison Department

SEPA West Region

Roads Flood Risk Management

Scottish Water

Planning Application Report

1 Application Site

- 1.1 The application site consists of some 48 hectares of land at Dalquhandy, south east of Coalburn and 1.5km north of Douglas, close to the M74 motorway. Previously the surrounding land formed part of the Dalquhandy opencast mine, now restored to agricultural grazing ground; while the application site itself was not subject to coal extraction, it was used for the stockpiling of coal and was the location of operational buildings and, as a result, largely comprises of concrete hard-standing. The irregular shaped site is separated from mature coniferous plantations on the south and east by a former railway, while to the north and west lies grazing land with the applicant's consented 15 turbine Douglas West windfarm on the rising land beyond. A designated Core Path follows the route of the former railway along the eastern boundary then turns westward to follow a burn to join the public road in the vicinity of the properties Craigend and Westoun. Within the application site there is also the applicant's 1MW wood gas combined heat and power (CHP) plant which is now fully operational.
- 1.2 The site is served by a private road which connects it to the public road at junction 10 (Poniel) of the M74. The private road also serves the extensive warehousing facility operated by Dewars.

2 Proposal(s)

- 2.1 This application is made under Section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended) and is an application for planning permission for the development of land but without compliance with a condition or conditions attached to a previous planning permission.
- 2.2 In this instance, the applicant wishes to vary condition 1 of planning permission in principle Ref: CL/17/0157 (hereon referred to as the original permission) granted on 20 June 2017 for a mixed use development of Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses with associated landscaping and infrastructure such as sustainable drainage systems (SuDS), parking and internal roadways.
- 2.3 Condition 1 of the original permission states:-

Prior to the commencement of development on site, a further application(s) for the approval of any of the matters specified in this condition must be submitted to and approved by the Council as Planning Authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

These matters are as follows:-

- (a) the layout of the site, including all roads, footways, parking areas and open spaces;*
- (b) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;*

- (c) *detailed cross-sections of existing and proposed ground levels, details of underbuilding and finished floor levels in relation to a fixed datum, preferably ordnance datum;*
- (d) *the design and location of all boundary treatments including walls and fences;*
- (e) *the landscaping proposals for the site, including details of existing trees and other planting to be retained together with proposals for new planting specifying number, size and species of all trees and shrubs, including, where appropriate, the planting of fruit/apple trees;*
- (f) *the means of drainage and sewage disposal; and*
- (g) *details of the phasing of development (covering all relevant aspects of development detailed in (a) above).*

2.4 The applicant has requested that the first part of the condition be varied to read:-

Prior to the commencement of development on site, a further application(s) for the approval of any of the matters specified in this condition must be submitted to and approved by the Council as Planning Authority, no later than 5 years from the date of this permission and in accordance with the limitations prescribed in 1(b) of section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2.5 The original condition makes reference to Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended) which provides for a default 3 year time frame for the submission of the matters specified by conditions attached to a Planning Permission in Principle (PPP). None of the matters specified by the conditions in the PPP have been submitted for approval and the 3 year timescale for their submission has now lapsed. In addition, the legislation also permits Planning Authorities to set different timescales for the submission of these matters. The applicant is, therefore, seeking both to renew the original consent and to allow a 5 year time frame for submission of the matters specified by conditions.

2.6 If successful, the effect of a Section 42 application to modify a planning condition or conditions is to grant a further planning permission for the whole development again but with the amended condition or conditions replacing those that were previously issued, or with conditions removed if required. All other conditions, if relevant, are also required to be attached to any new planning permission. If the proposed changes to the condition or conditions are deemed unacceptable, then Section 42 of the Act requires the application to be refused. Any refusal of an application under Section 42 of the Act does not have any effect on the original planning permission which remains intact.

3 Background

3.1 National Policy

3.1.1 The Scottish Planning Policy (SPP) document, published in 2014, states that development plans should align with relevant local economic strategies, to help planning authorities to meet the needs and opportunities of indigenous firms and inward investors. Further, Strategic Development Plans should identify an appropriate range of locations for significant business clusters. This could include sites identified in the National Renewables Infrastructure Plan, Enterprise Areas, business parks, science parks, large and medium-sized industrial sites and high amenity sites.

- 3.1.2 Also in SPP there is a presumption in favour of development that contributes to sustainable development, with the planning system supporting economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. Policies and decisions should give due weight to net economic benefit, respond to economic issues and make efficient use of existing capacities of land, buildings and infrastructure, and also have due regard to the principles of sustainable land use.
- 3.1.3 The application site, by nature of the original permission granting Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution) is considered to align with SPP. It is also noted that SPP has not changed since the original permission was assessed and, therefore, there is no need for further assessment of the proposals against national policy.

3.2 Development Plan

- 3.2.1 Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan comprises the approved Glasgow and the Clyde Valley Strategic Development Plan 2017 (GVCSDP), the adopted South Lanarkshire Local Development Plan 2015 (SLLDP) and associated Supplementary Guidance.
- 3.2.2 The proposed development requires to be considered against the approved Glasgow and Clyde Valley Strategic Development Plan 2017 (GCVSDP). This high level document sets out the future development priorities at a strategic level including the designation of Strategic Economic Investment Location (SEIL) at Poniel, the extent of which are to be defined at a local level. The GCVSDP states that the designated SEILs are the plan's strategic response to delivering long-term sustainable economic growth and that to support the Vision and Spatial Development Strategy, Local Authorities should safeguard and promote investment in SEILs and that this may include, inter alia, providing opportunities for the expansion of these locations where appropriate. As the original permission and, therefore, these current proposals are considered compatible to the SEIL and allow its further expansion, it is considered that they accord with the high level strategy of the GCVSDP and, as such, no further assessment is required in relation to this document.
- 3.2.3 The South Lanarkshire Local Development Plan (SLLDP) was adopted in 29 June 2015 and contains the following policies against which the proposal should be assessed:-
- ◆ Policy 1: Spatial Strategy
 - ◆ Policy 2: Climate Change
 - ◆ Policy 3: Green belt and rural areas
 - ◆ Policy 4: Development management and placemaking
 - ◆ Policy 7: Employment
 - ◆ Policy 11 Economic Development and Regeneration
 - ◆ Policy 15: Natural and historic environment
 - ◆ Policy 16: Travel and Transport

3.2.4 It should be noted that, at the time of determining the original application, the application site was not included within the extent of the SEIL at Poniel that was identified in the adopted SLLDP but rather as being within the wider rural area where Policy 3 applies.

3.2.5 On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of the proposed South Lanarkshire Local Development Plan 2 (LDP2). For the purposes of determining planning applications, the Council will continue to assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan and those within the proposed South Lanarkshire Local Development Plan 2 (SLLDP2) alongside the Reporters recommendations. A separate report on the outcome of the Examination of the proposed SLLDP2 which recommends that the modifications suggested by the Reporter are accepted is included elsewhere on the agenda for this committee meeting. They are, therefore, a material consideration in determining planning applications.

In this instance, the following policies are relevant:-

Volume 1

- ◆ Policy 1 Spatial Strategy
- ◆ Policy 2 Climate Change
- ◆ Policy 4 Green Belt and Rural Area
- ◆ Policy 5 Development Management and Placemaking
- ◆ Policy 8 Employment
- ◆ Policy 15 Travel and Transport

3.2.6 It should be noted that SLLDP2 includes an extension to the Poniel SEIL to incorporate the application site.

3.3 Planning Background

3.3.1 Dalquhandy opencast coal site operated between 1988 and 2004 and, other than the application site, has been restored to agricultural use. Planning permission (CL/15/0273) was granted for a wood fuel drying facility (WFDF) and 15 wind turbines to power the plant. A further application, CL/16/0157 was granted permission in 2016 for the WFDF as a standalone facility and it is now operational.

3.3.2 The original permission was granted in June 2017 for a mixed use development of Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses with associated landscaping and infrastructure such as SuDS, parking and internal roadways. Indicative layouts show the site could be developed on a phased basis, and with a flexible development layout to reflect the end user's needs in terms of building size and configuration with floor space ranging from 10,000 sq feet up to 400,000 sq feet. It is intended that the end users will be able to benefit from the supply of green energy from the adjacent WFDF/ CHP plant.

4 Consultation(s)

4.1 **Roads and Transportation Services (Development Management)** – note that the application is made under Section 42 to amend condition 1 to allow a further 5 year period to submit matters specified by condition and, therefore, have no objections to the application.

Response: Noted and, if successful, all previous conditions from the original permission would be replicated on any new permission. The conditions are set out within the paper apart at the end of this report.

- 4.2 **Transport Scotland** – have no objections subject to a condition requiring the further approval of a Travel Plan be attached to any permission, if issued.

Response:- Transport Scotland requested this as part of the original permission and this requirement was condition 5 of the original permission. As noted in 4.1 above, all previous conditions from the original permission, including condition 5, would be replicated on any new permission issued.

- 4.3 **SEPA** – have no objection to the amendment of condition 1 as requested.

Response:- Noted.

- 4.4 **The Coal Authority** – noted that they had no objection to the original permission and can confirm that they have no objection to the current proposed amendment to condition 1 of said permission.

Response:- Noted.

- 4.5 **Scottish Water** – have no objection to the proposal but note that there is currently no Scottish Water infrastructure (water and sewerage) to serve the site and the applicant would have to provide their own alternatives.

Response:- This reflects the comments made on the original permission and these matters are to be addressed in part (f) of condition 1.

- 4.6 The following consultees had no comments to make:-

Environmental Services
WOSAS
Roads and Transportation (Flood Risk)
Douglas Community Council

5 Representation(s)

- 5.1 The application was advertised for the non-notification of neighbours in the Lanark Gazette on 1 July 2020.

- 5.2 No representations have been made in relation to this application.

6 Assessment and Conclusions

- 6.1 This application has been submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended). Section 42 of the Act states that:-

'On such an application, the Planning Authority shall consider only the question of the conditions subject to which planning permission should be granted.'

This type of application, therefore, does not revisit the principle of development on the site but only considers the appropriateness of the conditions attached to the previous consent and whether it is acceptable to amend or delete as requested. Whilst, in essence, a Section 42 is an application to vary condition(s) on an existing permission, the process requires a new, stand-alone planning permission to be issued for the original development but with a new suite of conditions, including all those still thought to be relevant as well as the varied condition(s). Should the

proposed amendment to the condition(s) not be acceptable, a Section 42 application is to be refused but without affecting the status of the original permission.

- 6.2 In assessing whether any condition is still relevant, there is a requirement to consider certain aspects of the development. In this instance, the applicant has requested that condition 1 of the original permission is amended. However, it is noted that the nature of the legislation requires all conditions to be revisited as they may be linked or connected to these specific conditions. The main matters for consideration are, therefore, whether the proposed amendment to the condition proposed would undermine the reasons for the original condition(s) or the Development Plan position; and if it is considered this Section 42 application does undermine either of these, whether there are material considerations which would outweigh this to allow permission to be granted.
- 6.3 At the time of the original application, the development plan comprised the approved Glasgow and Clyde Valley Strategic Development Plan 2017 (GCVSDP) and the adopted South Lanarkshire Local Development Plan. Since then, the proposed replacement South Lanarkshire Local Development Plan 2 has been approved by the Council. Among other things, the proposed plan includes an extension to the Strategic Economic Investment Location at Poniel to reflect the original permission.
- 6.4 On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of the proposed South Lanarkshire Local Development Plan 2 (LDP2). For the purposes of determining planning applications, the Council will continue to assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan and those within the proposed South Lanarkshire Local Development Plan 2 alongside the Reporters recommendations. A separate report on the outcome of the Examination of the proposed SLLDP2, which recommends that the modifications suggested by the Reporter are accepted, is included elsewhere on the agenda. They are, therefore, a material consideration in determining planning applications.
- 6.5 It should be noted that the proposals to extend the SEIL at Poniel are not subject to any of the modifications recommended in the Examination Report and will, therefore, be included in the SLLDP2 when it is adopted. As a result, the renewal of the original permission and the extension of the timescale to submit details to allow the discharge of matters specified in the conditions on the original permission accords with the emerging development plan in land use terms.
- 6.6 In terms of other relevant policies in the adopted SLLDP, Policy 2 'Climate Change', seeks to minimise and mitigate against the effects of climate change by meeting a number of criteria, including being sustainably located, maximising the reuse of vacant and derelict land, avoiding areas of medium to high flood risk and having no significant adverse impacts on the water and soils environment, air quality and biodiversity. As with the original permission, the proposals are still considered to be a scheme capable of being developed in accordance with the general requirements of the aforementioned policies and guidance and one that will not have a significant adverse impact on the water and soil environments, or biodiversity. The proposals still raise no issues in relation to flood risk and a sustainable urban drainage system will be incorporated into the layout. In addition, the proposals represent the appropriate re-use of previously developed land. It is considered that an increase in submission time from 3 to 5 years will not have any

impact on these criteria and it is therefore considered that the proposals accord with the policy criteria, in this instance.

- 6.7 Policy 4 'Development Management and Placemaking' states that development proposals should take account of and be integrated within the local context and built form. New development should also have no significant adverse impacts on the local community. This advice is supported within Development Management, Placemaking and Design Supplementary Guidance under Policy DM1 – Design. The site is strongly self-contained by existing woodland and the topography of the surrounding area and, as a result, visual impact and the effect on landscape character would be negligible. The application site is some distance from nearby settlements and isolated housing and, therefore, the impact on residential amenity would be minimal. The original permission was considered acceptable in principle and, as the proposed amendments relate to the submission of documents rather than any amendments to use or design, are not considered to have any additional impact upon the amenity or context of the area. It is, therefore, considered that an extension to the time period of submission of the matters specified by condition would still accord with the relevant criteria of the development plan in this regard.
- 6.8 Policy 7 'Employment' states that the Council support sustainable economic growth and regeneration by encouraging the development of business through the identification of employment land uses. As referenced elsewhere, the original permission establishes an employment use on the site. Policy 11 'Economic Development and Regeneration' builds on this and states that the Council will support activities that maximise economic development and regeneration, with priority given to proposals that deliver physical regeneration and positively contribute to the local economy. Whilst not currently designated for employment use in the SLLDP, as noted above, the SLLDP2 does designate the site as part of the SEIL at Poniel. It is, therefore, considered that the proposals are acceptable under these policy criteria.
- 6.9 Policy 15 'Natural and Historic Environment' provides the context for assessing all development proposals in terms of their effect on the character and amenity of the natural and built environment. It seeks to protect important natural and historic sites and features, as listed in Table 6.1 of the SLLDP, from adverse impacts resulting from development, including cumulative impacts. It was considered that the original permission would have no adverse effect on built heritage or protected species and extensive landscaping would be provided as part of any development. It is, therefore, considered that the extension to the submission time would not result in any detrimental impact on the criteria set out within this Policy. In addition, Policy 16 'Travel and Transport' states that all development should adhere to the Council's transportation guidelines. It is considered that, subject to the replication of the original permission's transport conditions, any extension to the timescales for submitting details to discharge conditions would accord with this Policy.
- 6.10 Under the terms of Section 42 of the Town and Country Planning (Scotland) Act 1997, if a Planning Authority is content that the proposed changes to condition(s) are acceptable, a new planning permission with amended conditions could be issued. The paper apart sets out the full suite of conditions that would be replicated should a new permission be granted. It should be noted that time periods for submission of matters specified in conditions are themselves not normally the

subject of a condition but that a default 3 year period is established by legislation. Nevertheless, the Council can set a different timescale at its discretion.

- 6.11 In conclusion it is, therefore, considered that, subject to the replication of all the conditions attached to the original permission, its renewal and allowing the submission of details to deal with matters specified in conditions to be extended from the default position of 3 years to the 5 year period proposed by the applicant would be acceptable and would allow the landowner a reasonable time period to bring forward proposals for the site. In turn, if implemented, the type and scale of development proposed would support the Councils wider sustainable economic development objectives. It is, therefore, recommended that the application be granted.

7 Reasons for Decision

- 7.1 The request to extend the submission period for matters specified by permission on an extant planning permission in principle from 3 to 5 years is considered to have no additional planning implications subject to the imposition of the previous suite of planning conditions. The proposals, therefore, comply with Policies 1, 2, 3, 4, 7, 11, 15 and 16 of the adopted South Lanarkshire Local Development Plan 2015 and associated Supplementary Planning Guidance and the Proposed South Lanarkshire Local Development Plan 2 (2020).

Michael McGlynn

Executive Director (Community and Enterprise Resources)

Date: 12 October 2020

Previous references

- ◆ Planning Committee of 20 June 2017 (CL/17/0157)

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification advert dated 1 July 2020

- ▶ Consultations

Roads Development Management Team	13.08.2020
Transport Scotland	02.07.2020
Coal Authority Planning Local Authority Liaison Dept	30.06.2020
SEPA West Region	01.07.2020
Scottish Water	02.07.2020

Contact for further information

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

James Wright, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton,
ML3 6LB

Phone: 01698 455903

Email: james.wright@southlanarkshire.gov.uk

Conditions and reasons

01. Prior to the commencement of development on site, a further application(s) for the approval of any of the matters specified in this condition must be submitted to and approved by the Council as Planning Authority, no later than 5 years from the date of this permission and in accordance with the limitations prescribed in 1(b) of section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). These matters are as follows:-

- (a) the layout of the site, including all roads, footways, parking areas and open spaces;
- (b) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;
- (c) detailed cross-sections of existing and proposed ground levels, details of underbuilding and finished floor levels in relation to a fixed datum, preferably ordnance datum.
- (d) the design and location of all boundary treatments including walls and fences;
- (e) the landscaping proposals for the site, including details of existing trees and other planting to be retained together with proposals for new planting specifying number, size and species of all trees and shrubs, including, where appropriate, the planting of fruit/apple trees;
- (f) the means of drainage and sewage disposal.
- (g) details of the phasing of development (covering all relevant aspects of development detailed in (a) above);

Reason:- To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.

02. That no consent is hereby granted for any of the buildings or internal access roads shown on the application plan.

Reason:- Planning Permission is granted in principle only and no approval is given for these details.

03. That the further application(s) required under Condition 1 above shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.

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

04. That the further application(s) required under Condition 1 above shall include an Environmental Management Plan (EMP) based on the matters identified in the Preliminary Ecological Appraisal prepared by MacArthur Green, dated March 2017 and shall include matters such as:-

- mitigation measures in accordance with Section 7 of the report
- measures to maintain water quality throughout all construction works
- measures to enhance water quality

Reason:- To ensure that provision is made to safeguard the ecological interest on the site.

05. No part of the development shall be occupied until a comprehensive Travel Plan that sets out proposals for reducing dependency on the private car has been submitted and approved in writing by the planning authority, after consultation with Transport Scotland, as the Trunk Roads Authority. In particular this Travel Plan shall identify measures to be implemented, the system of management, monitoring, review, reporting and the duration of the plan.

Reason:- In the interests of Transportation Planning

06. That unless otherwise agreed in writing by the Council as Planning Authority (in consultation with Transport Scotland and following the submission and consideration of an addendum to the Transport Assessment, dated March 2017 by Transport Planning Ltd), the gross floorspace for each use hereby approved shall not exceed the following :

Business (Class 4) - 14,000 square metres
General Industrial (Class 5) - 63,000 square metres
Storage and Distribution (Class 6) - 63,000 square metres

Reason:- In the interests of road safety and to retain effective planning control

07. That the existing core path and right of way CL/5735/3 as far as it lies within the application site shall remain in place and be available for use by the general public until the replacement route, as shown on Figure 6: Indicative Layout of the Planning Statement by 3R Energy, dated April 2017 has been constructed to a specification of the Council as Planning Authority. Thereafter the Core Paths Plan shall be amended under the Land Reform (Scotland) Act 2003 to formalise the diversion of the path. The developer shall be responsible for meeting the full cost of promoting the amendment.

Reason:- To ensure the ongoing provision of a walking and cycling route across the application site.

08. That the further application(s) required under condition 1 above shall include:-

- (a) details of parking provision which shall be in accordance with SCOTS National Roads Development Guide;

- (b) details of proposals to connect the development with cycling and walking routes in the area including the existing NCN74 cycle route at Junction 11 of the M74 (namely advisory carriageway lane markings and associated signage along the private road to its junction with Junction 11 of the M74) and the route to Coalburn via Middlemuir Road
- (c) details of cycle storage and related facilities, in accordance with Transport Scotland: Cycling by Design 2010;
- (d) details of construction traffic routing, parking for construction vehicles/staff;
- (e) arrangements for wheel cleaning and keeping public roads free from debris and mud;
- (f) details of soil management.

Reason:- Planning Permission is granted in principle only and no approval is given for these details.

09. That the further application required under the terms of Condition 1 above, shall include a detailed scheme for the treatment of surface water drainage. Surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland and with the Council's Sustainable Drainage Design Criteria and requirements and shall be agreed in writing with the Council as Planning Authority in consultation with SEPA.

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.

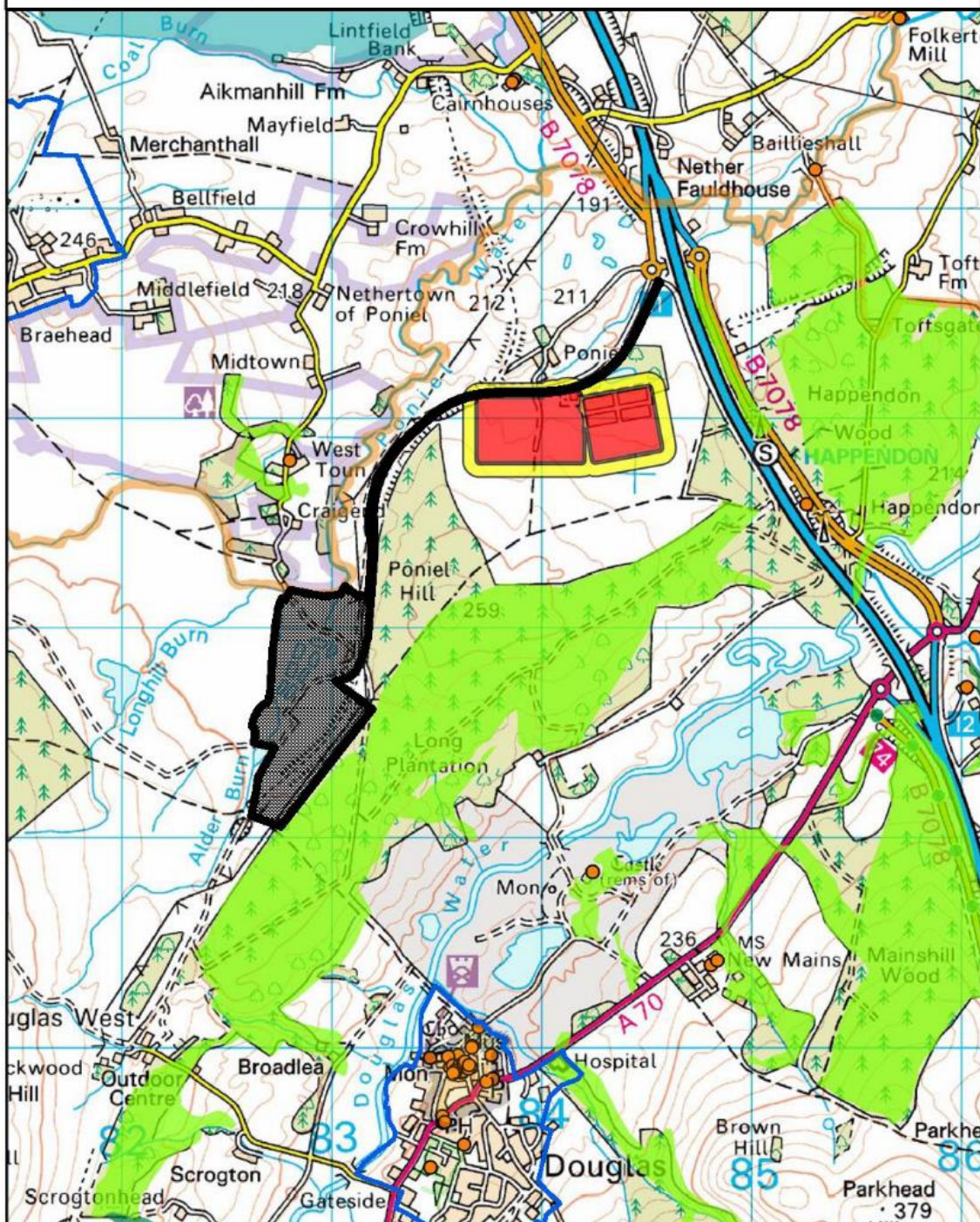
10. That the further application required under the terms of Condition 1 above shall include a Flood Risk/Drainage Assessment and Independent Checks in accordance with the latest guidance listed within Section 4.0 of the Council's Design Criteria Guidance Note.

Reason:- To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.

11. That the further application required under the terms of Condition 1 above shall include a Noise Assessment to determine the impact of noise on nearby dwellings and noise sensitive premises, using the principles set out in British Standards BS 4142:2014- Method for Rating Industrial Noise affecting Mixed Residential and Industrial Areas, or by a method agreed by the Council as Planning Authority.

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

M74 Heat and POWER PARK



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Scale:
1:25,000

Date:
06/10/2020



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development