

Report

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| Report to: | Planning Committee |
| Date of Meeting: | 16 November 2021 |
| Report by: | Executive Director (Community and Enterprise Resources) |

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| Application no. | P/21/1129 |
| Planning proposal: | Demolition of Existing Buildings and Erection of 28 Flats with Associated Infrastructure and Landscaping |

1 Summary application information

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|-------------------|-----------------------------------------------------------------|
| Application type: | Detailed planning application |
| Applicant: | Merchant Homes Partnerships Ltd |
| Location: | Former Greenhills Sports Centre Stroud Road East Kilbride |

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: Kevin Crawford
- ◆ Council Area/Ward: 06 East Kilbride South
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (Adopted 2021)**
 - Policy 2 – Climate Change
 - Policy 3 - General Urban Areas
 - Policy 5 - Development Management and Placemaking
 - Policy 11 - Housing
 - Policy 12 - Affordable Housing
 - Policy 13 – Green Network and Greenspace
 - Policy DM7 - Demolition and Redevelopment for Residential Use

◆ **Representation(s):**

| | | |
|---|----|-------------------|
| ▶ | 11 | Objection Letters |
| ▶ | 0 | Support Letters |
| ▶ | 1 | Comment Letters |

◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

Roads Flood Risk Management

Estates Services - Housing and Technical Resources

Scottish Water

SP Energy Network

SEPA West Region

Community and Enterprise Resources - Play Provision Community Contributions

Housing and Technical Resources

Planning Application Report

1 Application Site

- 1.1 The application site, which is currently Council owned, is the former Greenhills Sports Centre, off Stroud Road within the Greenhills area of East Kilbride. The site, which extends to approximately 0.36 hectares, currently contains the sports centre with separate storage building to its rear and a number of parking spaces. The site is relatively flat with direct access from Stroud Road. There are a few trees/shrubs along the front of the site between the existing building and the footway, and a bus stop.
- 1.2 The site is located at the bottom of a sloped area of open space where Maple Terrace, a row of terraced dwellings, sit at the top of the slope to the north/north-west. The western boundary is also adjacent to an area of open space which leads towards Pine Court and Pine Crescent. There is open space to the eastern boundary of the site leading towards Chestnut Crescent, and the southern boundary contains a strip of land with some trees and shrubs adjacent to Stroud Road as noted above. It is noted that a strip of land adjacent to Stroud Road as well as a small area to the rear of the site are designated as Priority Greenspace and Green Network in the adopted South Lanarkshire Local Development Plan 2 (2021).

2 Proposal(s)

- 2.1 Detailed planning permission is sought for the demolition of the existing buildings and the erection of 28no. flatted dwellings with associated infrastructure and landscaping. This would comprise of a roughly 'L' shaped block which would comprise of 3no. four storey sections. The proposed access to the site would remain as per the current access and the proposed parking and bin stores would be located to the rear of the building.
- 2.2 The site is to be developed by Merchant Homes Partnerships Ltd as affordable housing on behalf of Sanctuary Housing Association. Each proposed flat would have 2no. bedrooms, living room, kitchen, bathroom and storage. The proposed materials would be a mix of dry dash roughcast, facing brick and grey roof tiles. The applicant proposes 100% parking with 26no. parking spaces/ 2no. disabled parking spaces within the curtilage of the site. It is noted that the proposal requires the removal of some of the trees/shrubs to the front of the site.

3 Background

3.1 Local Plan Status

- 3.1.1 In terms of the adopted South Lanarkshire Local Development Plan 2 (2021), the site is located within the settlement boundary and as such Policy 3 – General Urban Areas and Policy 5 – Development Management and Placemaking General are relevant. As a section of the site is designated as Priority Greenspace/Green Network, Policy 13 – Green Network and Greenspace is also relevant as are Policy 2 – Climate Change, Policy 11 – Housing and Policy 12 – Affordable Housing. As the site involves the demolition of an existing building for residential use, Policy DM7 – Demolition and Redevelopment for Residential Use is also applicable.
- 3.1.2 The Council's Residential Development Guide (2011) is also relevant and emphasises the need for developments to reflect the scale and character of the surrounding areas and respect urban form. It also specifies required amenity space, window to window distances and parking requirements.

3.2 **Relevant Government Advice/Policy**

3.2.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy (SPP) 2014 and National Planning Framework 3 (NPF3). NPF3 aims to facilitate new housing development, particularly in areas where there is continuing pressure for growth. SPP introduces a presumption in favour of development that contributes to sustainable development. In terms of residential development, the SPP advises that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements. The Council must also maintain a five-year supply of effective housing land.

3.3 **Planning Background**

3.3.1 The applicant submitted a pre-application enquiry in 2020 for a proposed flatted residential development at the site. The Planning Service and Roads and Transportation Service provided a general response based on the limited plans provided at the time.

4 **Consultation(s)**

4.1 **Roads Development Management** - no objections to the proposal subject to the attachment of conditions in relation to parking and submission of a construction management plan.

Response: Noted. Appropriate conditions can be attached to any consent issued.

4.2 **Roads Flooding** – no objection to the proposal subject to attachment of conditions requiring the provision of a flood risk assessment, sustainable drainage design and appropriate self-certification.

Response: Noted. Appropriate conditions can be attached to any consent issued.

4.3 **Environmental Services** – no objections subject to a condition requiring the submission of a radon gas assessment.

Response: Noted. Appropriate conditions can be attached to any consent issued.

4.4 **Estates Services** – no objections to the proposal.

Response: Noted.

4.5 **Scottish Water** – no objections to the proposal.

Response: Noted.

4.6 **SP Energy Networks** – no objections to the proposal.

Response: Noted.

4.7 **SEPA** – no response received to date.

Response: Noted.

4.8 **Community and Enterprise Resources - Play Provision Community Contributions** – no contributions required in this instance.

Response: Noted.

4.9 **Housing and Technical Resources** – no contributions required in this instance.

Response: Noted.

5 **Representation(s)**

5.1 Statutory neighbour notification was undertaken and the proposal was also advertised in the local press as development potentially contrary to the development plan as not

all neighbours could be identified. Eleven letters of objection and one letter of comment were received, the points of which are summarised below:-

- a) **The proposed flats will result in the loss of privacy/overlooking of the dwellings and their gardens to the rear of the site at Maple Terrace which is unacceptable.**

Response: The proposed flatted block is approximately 41 metres from the rear boundaries of the properties at Maple Terrace at the closest point. Whilst the properties on Maple Terrace are stepped along the row, there will still be at least 50 metres window to window distance between the flatted block and the existing dwellings. As the standard required under the Council's Residential Development Guide requires at least 20 metres, I am satisfied there is sufficient distance to ensure no significant impact on existing residents in terms of loss of privacy or overlooking.

- b) **This development will create significant disturbance for existing residents during construction works. An increase in new residents will also create disturbance for existing residents.**

Response: Whilst a level of disruption is inevitable during construction works, this is for a limited period only and therefore not a valid reason for refusal of the application. There is nothing to suggest the proposed flats will increase noise for existing residents; this is also not a valid reason for refusal of the application.

- c) **The landscape will be changed dramatically as a result of this development.**

Response: The proposal is for a flatted block within a general urban area. Whilst it is acknowledged this will change the outlook for the properties at Maple Terrace to the rear of the site, this is not considered to dramatically change the landscape. It is also not considered sufficient justification for refusal of the application.

- d) **Stroud Road is already a busy road for traffic which will be worsened by this development; this proposal is a road safety issue.**

Response: The Council's Roads and Transportation Service have been consulted as part of this application and have raised no road safety concerns.

- e) **The plans submitted show there will be a cut in the hill to make way for the car park however no retaining wall is shown. The hill is prone to flooding therefore if no retention is in place there is a potential for landslip which would affect properties at top of hill.**

Response: The plans show the application site boundary extending to the bottom of the hill. However, should permission be granted, a condition will be attached requiring details of all walls, including any necessary retaining walls, to be submitted and approved prior to works commencing on site.

- f) **The proposal will result in a loss of view for the properties to the rear.**

Response: Loss of view is not a valid planning consideration.

- g) **The footprint of the proposed building will land-lock Maple Terrace from road access. Another service road should be created nearby to service households and allow emergency access.**

Response: Vehicular access to Maple Terrace is not from the application site therefore this is not a valid reason for refusal. As noted above, the Council's Roads and Transportation Services have raised no objections to the proposal.

- h) **The car park at the former sports centre provides existing residents with additional capacity as there is insufficient parking on Maple Terrace. This proposal results in the loss of parking for existing residents and will result in Maple Terrace becoming further congested.**
Response: Whilst it is noted the existing car park at the former sports centre is often used by local residents, this is not a reason for refusal of the application.
- i) **All wildlife and flora and fauna must be protected and should not be adversely affected as a result of this development.**
Response: This is noted. A bat survey of the buildings to be demolished has been submitted as part of this application and should permission be granted, a condition will be attached to ensure any recommendations of the survey are carried out before and during the construction process.
- j) **This proposal will reduce the value of surrounding properties.**
Response: Loss of value is not a valid planning consideration.
- k) **The proposed building will overshadow the properties to the rear.**
Response: The Council has carried out an overshadowing test and the applicant has also submitted a shadow test. Both show that due to the orientation of the proposed block sitting to the south-east of the dwellings on Maple Terrace, there would be a small level of shadowing early in the morning during the winter months only. However as the sun moves around from east west, and as Maple Terrace already sits at an elevated position, by mid-morning there would be no shadowing issues as a result of this proposal.
- l) **The existing pathway running adjacent to the site is well used and with the increased volume of traffic entering and exiting the site, this increases risk to pedestrians.**
Response: Whilst it is noted there is an existing pathway used by local residents to access the facilities in Lindsayfield, the Council's Roads and Transportation Services have raised no safety concerns regarding this.
- m) **The location of the bins to the rear of the proposed building is likely to increase odours and a build-up of waste near the dwellings behind.**
Response: The proposed fenced bin stores are approximately 20 metres down the hill from the properties at Maple Terrace. Given this, it is not considered there will be any impact in terms of odours on existing residents. Furthermore the Council's Environmental Services have raised no objection to the proposal.
- n) **There are existing drainage issues at the site. This will be exacerbated by the development.**
Response: The Council's Roads Flooding section were consulted as part of this proposal and have raised no objection subject to the attachment of conditions requiring the provision of a flood risk assessment, sustainable drainage design and appropriate self-certification. As such, it is considered this detail can be conditioned should permission be granted.
- o) **This proposal results in the loss of a sports facility. What will be introduced to replace it?**
Response: The former Greenhills Sports Centre has been declared surplus to requirement and is being sold by the Council's Estates Service. It is noted that there is a wide variety of sporting facilities across East Kilbride with the closest being the Alistair McCoist Complex which is a short distance away from this site.

- p) **The proposal is for social housing and will bring with it anti-social behaviour which will be to the detriment of existing properties.**

Response: There is nothing to suggest this will be the case and this is not a valid reason for refusal of the application.

- q) **3 Chestnut Crescent and adjacent properties were not notified of this development.**

Response: The properties on Chestnut Crescent that are within the 20 metre notifying distance are No.'s 13 and 15. As such, these have both been notified. It is also noted that the application was advertised in the East Kilbride news.

- r) **How will this build affect the local area.**

Response: Whilst it is unclear what this comment specifically refers to, if approved, this proposal will result in the re-use of an existing site within a residential area for residential purposes. It is not considered there will be any negative impact on the local area as a result of this proposal.

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

6 Assessment and Conclusions

6.1 Detailed planning permission is sought for the demolition of existing buildings and erection of 28 flatted dwellings with associated infrastructure and landscaping at the former Greenhills Sports Centre, Stroud Road, East Kilbride. The applicant is Merchant Homes Partnership Ltd who are developing the site on behalf of Sanctuary Housing Association. The determining issues in the assessment of this application are compliance with local plan policy, its impact on the amenity of the adjacent properties and road safety matters.

6.2 As noted above, Policy 3 – General Urban Areas of the adopted South Lanarkshire Local Development Plan 2 (2021) is applicable and advises proposals within or adjacent to residential areas will be assessed on their individual merits, with particular regard to their effect on the amenity and character of the area. Developments which would be detrimental to the amenity of residents and the wider community or to the character of the surrounding area will not be permitted. Policy 5 – Development Management and Placemaking advises that to ensure development takes account of the principles of sustainable development, all proposals require to be well designed and integrated with the local area. Similarly, Policy DM7 – Demolition and Redevelopment for Residential Use advises developments of this nature must give careful consideration to the siting of buildings, massing, use of materials and existing landscape features to ensure that redevelopment schemes do not adversely affect the character of any adjacent residential areas.

6.3 Policy 11 – Housing advises the Council expects developers to provide a diverse and attractive mix of house types and sizes, including different tenure mixes to ensure that a full range of housing types are provided in order to meet the diverse housing need and demand across the Council area. Policy 12 – Affordable Housing expects developers to contribute to meeting affordable housing needs across South Lanarkshire by providing, on sites of 20 units or more, up to 25% of the site's capacity as serviced land for the provision of affordable housing. The applicant is Merchant Homes Partnership Ltd who are developing the site for Sanctuary Housing Association.

- 6.4 Policy 13 - Green Network and Greenspace seeks to safeguard areas with this designation. Partial loss will only be considered favourably where it can be demonstrated that the loss will have no adverse impact on the character or function of the area and there is no significant adverse impact on the landscape character and amenity of the surrounding area. There should be no impact on natural and/or built heritage. Policy 2 – Climate Change seeks to ensure that developments seek to minimise and mitigate against the effects of climate change and that development does not result in any significant environmental or amenity impacts.
- 6.5 In this case the proposal is for affordable housing therefore the principle of the development is supported by the Council and there are no contributions required in this instance. Whilst the proposed block will sit slightly higher than the properties at Maple Terrace which are already at an elevated position, the block has been sited to minimise impact on these residential properties in terms of overlooking and overshadowing by being located closer to Stroud Road than the existing buildings on site to be demolished. The proposed building has been designed and finished in materials that will integrate with the surrounding residential properties, however a condition would be attached to any permission granted for full samples to be submitted prior to works commencing on site. It is noted the proposed development also incorporates a range of sustainable design features. With regards to the Council's Residential Development Guide, I am satisfied the proposed layout meets with the standards in relation to parking, amenity space, window to window distances and bin provision.
- 6.6 As noted above, a small part of land to the rear of the site and a strip of land at the front of the site containing trees are designated as Priority Greenspace/Green Network in the adopted local plan. These are part of a wider zoning at either side of the site running the length of Stroud Road. In terms of the land to the rear of the site, this is a small area behind the two existing buildings on site which is overgrown and fairly unkempt. In terms of the strip at the front of the site, this includes a number of mainly cypress trees. Whilst it is regrettable that the majority of these would require to be removed, the applicant proposes replacement planting across the site. Whilst some landscaping details have been submitted, should permission be granted, a condition would be attached for full details to be submitted and agreed prior to works commencing on site. Therefore whilst Council policy is for these areas to be retained where possible, further replanting will take place throughout the application site to compensate for the loss of the trees at the front. In addition, as the small area to the rear is not well maintained, it is considered the loss of these two small areas is acceptable and will have no significant adverse impact on the wider greenspace within the area.
- 6.7 In terms of road safety impacts, the site layout has been designed to ensure the parking and access specifications are in compliance with the Council's standards and to ensure adequate pedestrian connectivity is provided throughout the development. As such, the Council's Roads Development Management Section have confirmed their satisfaction with the layout subject to the attachment of conditions. In terms of flood risk, no objections have been received from the Council's Roads Flood Risk Management team subject to the attachment of conditions. Should permission be granted appropriate Roads conditions would be attached to the consent issued.
- 6.8 The Council's Environmental Services have also raised no objection subject to the attachment of a condition requiring the submission of a radon gas assessment. Should permission be granted, a suitable condition can be attached. Scottish Water and SP Energy Networks were also consulted and raised no objections, and no response has been received to date from SEPA.

6.9 As detailed above, the statutory neighbour notification process was carried out and the application advertised in the local press. As such, eleven letters of objection and one letter of comment were received, the points of which are summarised in section 5 above. However following consideration of the points raised it is not considered they merit refusal of the application.

6.10 The application was advertised as Development Contrary to the Development Plan in the East Kilbride News as a small section of the site is land designated as Priority Greenspace/Green Network in the adopted South Lanarkshire Local Development Plan 2 (2021). The proposal has been fully assessed and I recommend planning permission is granted contrary to the adopted Local Plan for the following reasons:-

1. The proposal complies with policies 3, 5, 11, 12 and DM7 of the adopted South Lanarkshire Local Development Plan 2 (2021).
2. The proposal will have no significant adverse impact on residential amenity and complies with standards within the Council's Residential Development Guide (2011).
3. The proposal has no road safety implications and provides adequate access and parking.
4. The proposal provides affordable housing which is supported by SPP.

7 Reasons for Decision

7.1 The proposed development complies with Policies 3, 5, 11, 12 and DM7 of the adopted South Lanarkshire Local Development Plan 2 (2021).

Michael McGlynn

Executive Director (Community and Enterprise Resources)

Date: 5 November 2021

Previous references

- ◆ None

List of background papers

| | |
|-------------------------------------------------------------|-------------|
| ▶ Application form | |
| ▶ Application plans | |
| ▶ South Lanarkshire Local Development Plan 2 (adopted 2021) | |
| ▶ Neighbour notification letter dated | 21.07.2021 |
| ▶ Consultations | |
| Roads Development Management Team | 13.09.2021 |
| Environmental Services | 12.08.2021 |
| Roads Flood Risk Management | 13.09.2021 |
| Estates Services - Housing and Technical Resources | 21.07.2021 |
| Scottish Water | 23.07.2021 |
| SP Energy Network | 22.07.2021 |
| SEPA West Region | No response |
| Community and Enterprise Resources Play Provision | 12.08.2021 |
| Community Contributions | |
| Housing and Technical Resources | 25.10.2021 |

| ▶ Representations | Dated: |
|---------------------------------------------------------------------------------------------------|--------------------------|
| Jacqui and David Kirwan, 185 Maple Terrace, East Kilbride, Glasgow, South Lanarkshire, G75 9EH | 26.08.2021 |
| Owner/Occupier, 191 Maple Terrace, East Kilbride, Glasgow, South Lanarkshire, G75 9EH | 30.07.2021 |
| Mr Eddie Tomkinson, 193 Maple Terrace, East Kilbride, G75 9EH | 09.08.2021 |
| Mr Joe Allan, 94 Franklin Avenue, Westwood, East Kilbride, G75 8LS | 12.08.2021 |
| Barbara Braidwood, Received Via Email | 18.08.2021 |
| Mr James Irene Callaghan, 187 Maple Terrace, Greenhills, East Kilbride, G75 9EH | 02.08.2021 |
| Mr John Reid, 197 Maple Terrace, Greenhills, East Kilbride, G75 9EH | 27.07.2021 |
| Mr Richard Noble, 87 Ash Avenue, East Kilbride, G75 9EP | 18.10.2021 |
| Mr Craig Carr, 7 Cedar Drive, Greenhills, East Kilbride, G759HS | 18.10.2021 |
| Mrs Michelle Docherty, 130 Troon Avenue, Glasgow, G75 8TJ | 19.09.2021 19.09.2021 |
| Mr David Kelly, 63 Alder court, Greenhills, East Kilbride, G75 9HN | 18.10.2021 |
| Miss Shona Lightbody, 3 Chestnut Crescent, East Kilbride | 26.10.2021 |

Contact for further information

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

Julie Pepper, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455046

Email: julie.pepper@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/21/1129

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. All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.

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

03. 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.

04. 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.

05. That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:-

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

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

06. 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.

07. That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority. Existing trees to be retained must be protected in accordance with methods as set out in BS5837/2012 during and until completion of all site operations and building works.

Reason: To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

08. (a) Prior to commencement of any works on site, a comprehensive risk assessment for radon gas shall be carried out, and approved in writing by the Council as Planning Authority. Whilst radon is specifically excluded from Part IIA of the Environmental Protection Act 1990 the investigation should follow:

- Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995)

If the risk assessment identifies unacceptable risks posed by radon gas, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.

(b) The remediation plan will consider guidance contained in:

- BRE 376 Radon: Guidance on protective measures for new dwellings in Scotland (1999), with supplementary guidance given in:

- BRE 211 (2007) Radon: Guidance on protective measures for new buildings (including supplementary advice for extensions, conversions and refurbishment). (England & Wales).

Reason: To ensure that risks from the development being adversely affected by an elevated risk of naturally occurring radon are minimised.

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

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

10. That no development shall commence until details of surface water drainage arrangements (including provision of a flood risk assessment, drainage assessment and maintenance responsibilities) have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and requirements (Appendices 1,2,3,4 & 5).

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

11. That the development hereby approved shall not commence until surface water drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority, under the terms of Condition 10 above.

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.

12. That any recommendations of the CSM Ecology Initial Bat Survey report dated 27th July 2021 shall be carried out in accordance with this document prior to and throughout the construction process.

Reason: To ensure that any species are protected and suitable mitigation measures are put in place.

13. That all residential units hereby approved shall be for social rent and will not be available for private sale.

Reason: In order to retain effective planning control.

14. That before any of the dwellinghouses hereby approved are occupied, details of the storage and collection of refuse within the development shall be submitted to and approved by the Council as Planning Authority. Thereafter, prior to the occupation of any dwelling, the approved scheme shall be implemented and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.

15. 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.

16. That, unless otherwise agreed in writing with the Council as Planning Authority, provision shall be made for electrical charging points within the development for motor vehicles and mobility scooters. Prior to any works commencing on site details of the proposed arrangements shall be submitted and agreed in writing with the Council as Planning Authority. Thereafter the scheme shall be implemented and maintained to the satisfaction of the Council as Planning Authority.

Reason: To ensure the provision of appropriate facilities on site.

17. That prior to any works associated with the construction of the development commencing, a Construction Traffic Management Plan shall be submitted to the Council as Roads and Planning Authority for approval. This shall include:

1. A programme for starting on site.
2. Details of wheel washing/ road cleaning regime to ensure mud and debris is not deposited on the public road.
3. A plan showing that all vehicles should be able to access and exit the site in forward gears, therefore a turning area must be provided.
4. A plan showing the turning area and location and number of spaces for site staff / operatives

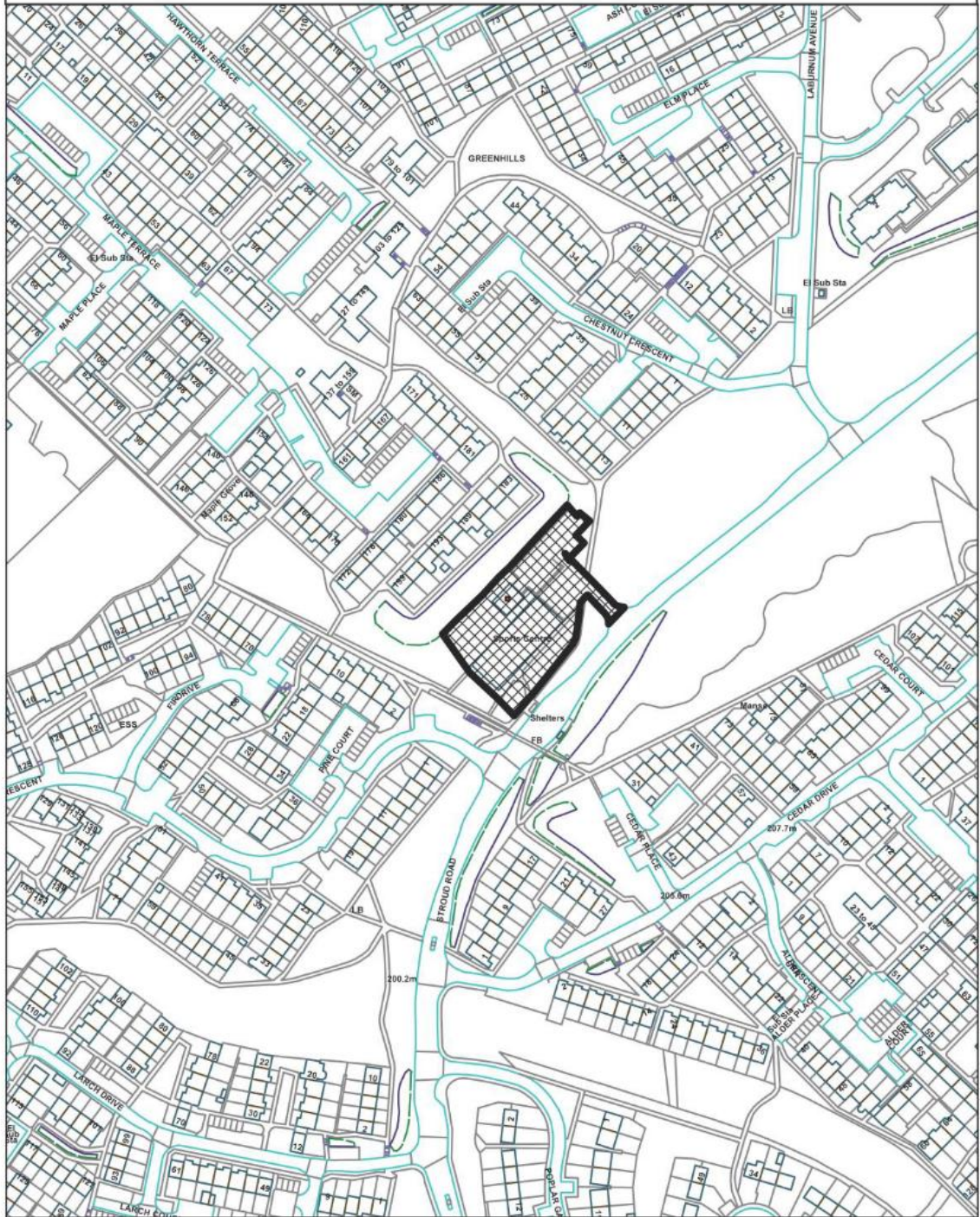
Reason: In the interests of traffic and public safety.

18. That unless otherwise agreed, prior to works commencing on site, details of the design of the proposed bin stores, which shall include a roof and gate, shall be submitted to and approved by the Council as Planning Authority and thereafter implemented and maintained to our satisfaction.

Reason: In the interests of visual amenity.

P/21/1129

Former Greenhills Sport Centre, Stroud Road, East Kilbride



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Scale:
1:2,500
Date:
21/10/2021



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development