

Report

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

Application no.	P/22/0349
Planning proposal:	Extension to time period of planning permission P/19/0076 for a further 3 years

1 Summary application information

Application type:	Further application
Applicant:	Persimmon Homes
Location:	Larkhall Community Growth Area Summerlee Road Larkhall South Lanarkshire

2 Recommendation(s)

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

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

2.2 Other actions/notes

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

3 Other information

- ◆ Applicant's Agent: N/A
- ◆ Council Area/Ward: 20 Larkhall
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (adopted 2021)**
 - 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
Policy NHE20 - Biodiversity

◆ **Representation(s):**

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

◆ **Consultation(s):**

None

Planning Application Report

1 Application Site

- 1.1 The application relates to an area of land located to the north-eastern edge of Larkhall. The site forms the eastern portion of Larkhall Community Growth Area (CGA) and extends to approximately 46.66 hectares. The site is bounded by roads for much of its extent. The M74 and A72 corridors lie to the north and east of the site and Merryton Road bounds the site to the north-west. Duke Street crosses the site in a north-south direction, linking the centre of Larkhall to the A72/M74 Junction 7. A large area of the site has been developed with the construction of 198 dwellings within Phase 1 of the CGA (HM/16/0198) and the construction of 83 of the 273 approved dwellings within Phase 2 of the CGA (P/19/0362).

2 Proposal(s)

- 2.1 In terms of background information, planning permission in principle was granted for residential development with associated landscaping, roads, neighbourhood centre, community facilities and infrastructure works (with Environmental Impact Assessment) at the Larkhall Community Growth Area (CGA) on 27 May 2014 (HM/13/0352). A Section 42 application to vary condition 1 of planning consent HM/13/0352 to extend the time period for the submission of further application(s) for the approval of matters specified in conditions was approved on 23 April 2019 (P/19/0076). By varying the condition, the permission in principle was renewed for a further three years and was due to expire on 23 April 2022. The current planning application was registered by the Council on 9 March 2022. As discussed above, Phase 1 of the CGA is complete and Phase 2 of the development is partly constructed.

- 2.2 The requirements of Condition 1 of P/19/0076 reads as follows:-

That along with approval of matters specified in conditions applications 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
- (g) details of the phasing of development (covering all relevant aspects of development detailed in (a) above)
- (h) updated biodiversity surveys

- 2.3 At the time of the submission of the current application the applicant sought to vary the wording of Condition 1 of the above permission to extend the time period for the submission of the further application(s) for the approval of matters specified in

conditions for a further 5 years due to the size of the site and the different landowners involved. However, following discussions with the Planning Service the applicant has since advised that they would be satisfied if the application could be granted with the standard three year time period incorporated into the decision notice via the standard informative for the submission of the matters specified.

3 Background

3.1 Local Plan Background

3.1.1 The application site is identified as forming part of the Larkhall Community Growth Area within the adopted South Lanarkshire Local Development Plan 2. The site is also identified as a Proposed Housing Site and is 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.

3.2 Relevant Government Advice/Policy

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

3.2.2 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 As discussed above, planning permission in principle was granted for residential development with associated landscaping, roads, neighbourhood centre, community facilities and infrastructure works (with Environmental Impact Assessment) at the Larkhall Community Growth Area (CGA) on 27 May 2014 (HM/13/0352). A Section 42 application to vary condition 1 of planning consent HM/13/0352 to extend the time period for the submission of further application(s) for the approval of matters specified in conditions was approved on 23 April 2019 (P/19/0076).

4 Consultation(s)

4.1 No consultations required to be undertaken in relation to this application.

5 Representation(s)

5.1 Statutory neighbour notification procedures were undertaken and the application was advertised in the Hamilton Advertiser under the headings Non-notification of neighbours and as a Bad neighbour proposal. One letter of representation has been received. The matters raised in the representation are summarised as follows:-

- (a) **I firmly object to building homes on this piece of land. There are newts, frogs and bats which are all protected, this should be a nature reserve.**

Response: The application has been submitted purely to extend the time period for the submission of further application(s) for the approval of matters specified in conditions. The future development of the site needs to accord with the requirements set out in the Larkhall Community Growth Area - Environmental Statement and also requires the submission of updated biodiversity surveys to identify existing habitats and species, mitigation and enhancement proposals. Appropriately worded conditions are attached to the consent to address these matters.

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

6 Assessment and Conclusions

6.1 As discussed, the application site is identified as forming part of the Larkhall Community Growth Area within the adopted South Lanarkshire Local Development Plan 2. The site is also identified as a Proposed Housing Site and is 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.

6.2 In determining this application, consideration must be given as to whether the proposal raises any new issues which would merit the refusal of the application. In terms of local plan policy, whilst it is noted that the previous applications were assessed against the policies and guidance of the South Lanarkshire Local Plan and the South Lanarkshire Local Development Plan there have been no material changes to the aims and objectives of the relevant policies contained within the adopted South Lanarkshire Local Development Plan 2 or the nature of the application following the issue of planning permission HM/13/0352. On this basis, it is considered that the proposal remains acceptable in terms of adopted local plan policies.

6.3 Section 58 of Town and Country Planning (Scotland) Act 1997 states that the planning authority may, in granting planning permission, direct that a longer or shorter period than 3 years may apply. However, the five year time period initially requested for the submission of the matters specified in conditions is not considered to be necessary in this instance. Instead, and with the agreement of the applicant, it is considered that a three year period is a sufficient timescale for the submission of the matters specified and that it would be appropriate to approve the application with the standard informative attached to the consent advising that an application(s) for the approval of matters specified in conditions must be made to the Council before whichever is the latest of the following:-

- (a) the expiry of 3 years from the date on this decision notice
- (b) the expiry of 6 months from date when an earlier application for approval was refused or
- (c) expiry of 6 months from date on which an appeal against the refusal was dismissed

- 6.4 Given the nature of the application no consultations were undertaken in respect of the proposal and in relation to the one representation that was submitted appropriately worded conditions are attached to the consent to address the matters raised.
- 6.5 In summary, it is considered that the proposal complies with local development plan policy and raises no amenity issues or concerns. In view of the above, there is nothing from a planning perspective that would indicate that a different decision to that previously made should now be reached subject to the permission being restricted to the standard three year time period for the submission of further application(s) for approval of matters specified in conditions. The application is considered to be acceptable and it is recommended that planning permission be granted based on the conditions listed.

7 Reasons for Decision

- 7.1 The proposal raises no amenity, 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: 5 September 2022

Previous References

- ◆ Planning Committee - 19 November 2019 (P/19/0362)
- ◆ P/19/0076
- ◆ Planning Committee - 23 August 2016 HM/16/0198
- ◆ Planning Committee - 27 May 2014 (HM/13/0352)

List of Background Papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated 23 March 2022
- ▶ Press advertisement, Hamilton Advertiser dated 31.03.2022

- ▶ Consultations
None

- ▶ Representations

Dated:

Isabell Gilmour, Received via Email

06.04.2022

Contact for further information

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

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

Conditions and reasons

01. That no consent is hereby granted for any of details shown on the plan: Masterplan Framework (dated 06 August 2013).

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

- 02 That the future development of the site hereby approved in principle shall accord with the matters set out within the Larkhall Community Growth Area - Environmental Statement (Volumes 1 - 4) (August 2013), the terms of which are hereby approved and which accordingly, forms part of the planning permission in principle.

Reason: In order to retain effective planning control.

03. That the further application(s) required shall include an updated Noise Assessment (NA) to determine the impact of road traffic noise on the proposed development using the principles set out in "Calculation of Road Traffic Noise" (DoT/Welsh Office, HMSO, 1988) or by a method to be agreed by the Planning Authority. The survey shall take cognisance of the Scottish Government Document: Technical Advice Note Assessment of Noise.

The survey shall be submitted to and approved by the Council as Planning Authority and where potential noise disturbance is identified, it shall include a scheme for protecting the proposed dwellings from road traffic noise. The scheme shall ensure that the internal levels with windows closed do not exceed 40 dB daytime (07:00 - 23:00) and 35 dB night-time (23:00 - 07:00) and the external levels do not exceed 55 dB daytime in any garden areas, when measured as LAeq,T.

Reason: To minimise noise disturbance.

04. That the further application(s) required shall include:

- (a) a comprehensive site investigation, carried out to the appropriate Phase level for the consideration and detailed approval of the Council as Planning Authority. The investigation shall be completed in accordance with advice given in the following:

- Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
- Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11)'- issued by DEFRA and the Environment Agency;
- BS 10175:2011 - British Standards Institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.

- (b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.

- (c) If the risk assessment identifies any unacceptable risks, 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.

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.

05. That the further application(s) required above shall include a remediation plan for the relevant site and/or phase.

- (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.

06. That the further application(s) required shall include a scheme for the control and mitigation of dust for the consideration and detailed approval of the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council. Thereafter, the scheme shall be implemented in accordance with a programme to be agreed in writing with the Council.

Reason: To minimise the risk of nuisance from dust to nearby occupants.

07. That the further application(s) required shall include details of the storage and collection of refuse within the development for the consideration and detailed approval of the Council as Planning Authority.

Reason: To minimise nuisance, littering and pest problems to nearby occupants.

08. That the further application(s) required shall include a Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', for the consideration and detailed approval of the Council as Planning and Roads Authority (and the Scottish Government as Trunk Roads Authority).

Reason: To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.

09. That the further application(s) required shall include a detailed scheme for 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 prior to any work starting on site, or as otherwise agreed, the submitted Flood Risk Assessment, shall be the subject of independent verification, in accordance with the Council's current design criteria, which should be submitted to and approved in writing by the Council as Planning and Roads Authority in consultation with SEPA.

Reason: To ensure that there will be no increased risk of flooding to land and properties.

11. That the further application(s) required shall include written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.

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

12. 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.

13. That the further application(s) required shall include an Outdoor Access Plan for the provision of walking, cycling and horse riding for the consideration and detailed approval of the Council as Planning Authority, comprising:-

- (a) A plan at an appropriate scale indicating the location and alignments of all existing formal and informal access routes, paths and tracks within and across the site and including linkages with adjacent areas;
- (b) A report detailing the existing condition of those routes;
- (c) An assessment of current levels of use, types of user and purpose of trips, together with a reasoned estimate of how this might change as a result of the development or otherwise;
- (d) A plan at an appropriate scale indicating the proposed scheme of access routes for walkers, cyclists and horse riders [as appropriate] including linkages with adjacent areas;
- (e) A statement showing how this scheme complies with the requirements of the Disability Discrimination Act 1995;

- (f) Detailed specifications for the construction of all routes, and for all associated artefacts and structures such as seating, cycle racks, lighting, handrails, access controls, signage and interpretation;
- (g) A programme for completion and subsequent maintenance.

No work shall commence on site until the written approval of the Council as Planning Authority has been given.

Reason: To ensure that development makes appropriate provision for outdoor access and to achieve the completion and subsequent maintenance of the access proposals within an appropriate timescale.

- 14. That the further application(s) required shall include a scheme for the provision of equipped play area(s) within the application site for the consideration and detailed approval of the Council as Planning Authority and this shall include : (a) details of the type and location of play equipment, seating and litter bins to be situated within the play area(s); (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed; (c) details of the fences to be erected around the play area(s); and (d) details of the phasing of these works.

Reason: To ensure the provision of adequate play facilities within the site and in order to retain effective planning control.

- 15. That unless otherwise agreed, the developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Council as Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

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

- 16. That the further application(s) required shall include the detailed design of all roads and transportation infrastructure improvements identified in the Transport Assessment, or in subsequent discussions with Roads and Transportation Services, and required by the Council as Roads Authority (and Transport Scotland as Trunk Roads Authority). These details shall be agreed with the Council as Planning Authority (in consultation with Roads and Transportation Services and Transport Scotland as Trunk Roads Authority).

Reason: In the interests of road and public safety and in order to retain effective planning control.

- 17. That the design and layout of all new infrastructure and improvements shall be designed in accordance with the "Design Manual for Roads and Bridges" and the Council's "Guidelines for Development Roads".

Reason: In the interests of road and public safety and in order to retain effective planning control.

18. That the further application(s) required shall include details of the Bus Service Strategy, required by virtue of Condition 18 above and should cover details in respect of:-
- i) plans that detail the roads, cycleways and footways associated with that particular phase of the development;
 - ii) the frequency and routing of new/amended bus services
 - iii) details of bus infrastructure design for that phase of development including lay-by, shelter (with a power supply), pole and lighting details;
 - iv) location/position of bus stops and bus layover; and
 - v) a temporary bus turning circle at an appropriate location, at the end of each phase of the development.

Reason: These details have not been submitted or approved.

19. That the further application(s) required shall include updated biodiversity surveys to identify existing habitats and species, mitigation and enhancement proposals, action plan for implementation and phasing of work and future maintenance/management arrangements. This shall be submitted to and approved in writing by the Council as Planning Authority and any future works or actions shall thereafter be carried out in accordance with the approved scheme.

Reason: These details have not been submitted or approved.

20. That a Landscape Plan shall be submitted to the Council as Planning Authority for written approval and it shall include:
- (i) 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;
 - (ii) 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;
 - (iii) details and specification of all trees, shrubs, grass mix, etc.;
 - (iv) details of any top-soiling or other treatment to the ground;
 - (v) sections and other necessary details of any mounding, earthworks and hard landscaping;
 - (vi) proposals for the initial and future maintenance of the landscaped areas;
 - (vii) details of the phasing of these works;
 - (viii) detailed specifications for all soft and hard landscape features including new trees and shrub planting, hard and soft surface treatments, other amenity features (seating, lighting, sculpture, water features etc);
 - (ix) arrangements for structural landscape area (existing and proposed woodland, new greenbelt boundaries, public open space/buffer zones)
 - (x) a woodland management and maintenance scheme;
 - (xi) management and maintenance prescriptions for all areas of open space, community, public realm, woodland and greenbelt areas; and
 - (xii) proposals for the maintenance of all areas of open space within the development;
 - (xiii) detailing the relationship of the proposed landscape features with adjacent proposals and existing facilities.

Reason: These details have not been submitted or approved.

21. That unless otherwise agreed, prior to the occupation of the first residential property details of a welcome pack outlining public transport and active travel options including links to and locations of local services shall be submitted to and approved by the Council as Planning Authority to encourage sustainable travel to and from the development.

Reason: These details have not been submitted or approved.

22. That notwithstanding the terms of Condition 19 above, if Tile Cottage and its outbuilding are to be demolished or modified a bat activity survey (dusk and/or dawn survey during the bat activity season (April - September inclusive) shall be undertaken to determine whether there is a bat roost present in the buildings. The bat survey in addition to a bat protection plan shall be submitted for the consideration and detailed approval of the Council as Planning Authority in consultation with SNH. Thereafter, the recommendations of the approved bat survey and bat protection plan shall be implemented to the Council's satisfaction.

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

23. That notwithstanding the terms of Condition 19 above, the further application(s) required shall include an updated badger survey and a badger protection plan containing detailed information on habitat enchantment proposals in addition to the other mitigation measures proposed for badgers for the consideration and detailed approval of the Council as Planning Authority in consultation with SNH. Thereafter, the recommendations of the approved badger survey and badger protection plan shall be implemented to the Council's satisfaction.

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

24. That in the event that it is determined that any trees with bat roosting potential are required to be felled, prior to felling a bat survey (dusk and/or dawn survey during the bat activity season (April - September inclusive) shall be undertaken to determine whether there is a bat roost present in the trees. The bat survey shall be submitted for the consideration and detailed approval of the Council as Planning Authority in consultation with SNH. Thereafter, the recommendations of the approved bat survey shall be implemented to the Council's satisfaction.

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

25. That an updated otter survey shall be submitted for the consideration and detailed approval of the Council as Planning Authority in consultation with SNH if more than 1 year passes between the date of the survey incorporated in the Environmental Statement compiled by Enviro Centre (August 2013) and the submission of any detailed or matters specified in conditions application.

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

26. That the mitigation measures as stated in section 5.6 of the Environmental Statement compiled by Enviro Centre (August 2013) shall be implemented throughout the construction and post-construction phases of the development to the Council's satisfaction.

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

27. That no part of the development shall be occupied until the sewerage scheme associated with the relevant phase of the development is 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.

28. That the further application(s) required shall include a detailed Design Statement for the consideration and detailed approval of the Council as Planning Authority. The Design Statement shall set out the design principles, justify the design solution and show how the proposal responds to the wider context of the area as well as the characteristics of the site and shall demonstrate the extent to which the proposed development conforms with the guidance set down within the Masterplan.

Reason: In order to retain effective planning control.

29. That prior to the submission of the further application(s) required, intrusive site investigation works shall be undertaken to establish the exact situation regarding coal mining legacy issues on the relevant application site to the satisfaction of the Council as Planning Authority in consultation with The Coal Authority.

Reason: To ensure the safety and stability of the proposed development.

30. In the event that the site investigations required under Condition 29 above confirm the need for remedial works the required remedial works shall be undertaken prior to any dwellings being occupied to the Council's satisfaction.

Reason: To ensure the safety and stability of the proposed development.

31. That within 12 months, or as otherwise agreed, of the consent being issued the developer shall submit details of the phasing of the development for the consideration and detailed approval of the Council as Planning Authority, and no work shall begin until the phasing scheme has been approved in writing unless otherwise agreed by the Council. Following approval, the development shall be implemented in accordance with any approved scheme.

Any submitted phasing plan shall detail the development of the site including proposals for the implementation of infrastructure works (including off-site road works), road access and public transport provision. The plan requires to take cognisance of the rate of build-out of the development and its proposed phasing and should identify what improvements require to be implemented before any phase of the development is occupied.

Reason: In order to retain effective planning control.

32. That an intrusive ground investigation shall be undertaken supervised by suitably experienced and qualified consulting engineers and a comprehensive report shall be submitted for the consideration and detailed approval of the Council as Planning Authority with the further application(s) required. The report shall consider all the relevant geotechnical matters including ground stability, mining support, groundwater, environmental issues and the requirements for structures roads and footpaths. The report shall contain recommendations for dealing with any geotechnical constraints and these shall be included in the design of the development all to the satisfaction of the Council.

Reason: In order to retain effective planning control and to ensure that the ground conditions and associated constraints identified in the EIS are suitably incorporated into the design of the development.

33. That the further application(s) required shall include an updated Noise Assessment (NA) to determine the impact of noise from The Go-Kart Race Track on the proposed development using the principles set out in British Standard BS 4142:1997 - Method for Rating Industrial Noise affecting Mixed Residential and Industrial Areas, or a method agreed by the Planning Authority. The NA shall be submitted to and approved by the Planning Authority and shall identify:

- 1) the maximum Rating Levels and,
- 2) the minimum Background Noise Level to which any part of the development will be exposed.

The Background Noise Level for the most noise sensitive period that the source could operate shall be used for this assessment. Where the Level of Significance as described within the Scottish Government Document:

Technical Advice Note Assessment of Noise, identifies changes in noise as moderate or greater (assessed with windows open), a scheme for protecting the proposed dwelling(s) from industrial / stationary noise shall be submitted to, and approved by, the Planning Authority.

Reason: To minimise noise disturbance to adjacent properties.

34. That the further application(s) required shall include a Habitat Management Plan for the whole site for the consideration and detailed approval of the Council as Planning Authority.

Reason: To ensure there is no adverse impact on native habitats and species.

35. Prior to the occupation of the 191st dwelling, the alterations to the junction of A72 Lanark Road / M74 Junction 7 southbound off slip and northbound on slip, which shall include the installation of traffic signals which shall incorporate queue detection on the on slip, MOVA (Microprocessor Offset Vehicle Actuated) control and widening of the carriageway on the A72 overbridge. Junction design to be generally in accordance with Dougall Baillie Associates Drawing no. 13069-SK-06 and to be submitted for approval and there after implemented by the applicant to the satisfaction of the Council as Planning and Roads Authority and in consultation with Transport Scotland and in accordance with the Design Manual for Roads and Bridges (DMRB).

Reason: In the interest of public and road safety.

36. Prior to the occupation of the 550th dwelling, alterations to the M74 Junction 7 northbound on slip (interim improvement) generally in accordance with Dougall Baillie Associates Drawing no. 13069-SK-21 shall be submitted for approval and thereafter implemented by the applicant to the satisfaction of the Council as Planning and Roads Authority and in consultation with Transport Scotland and in accordance with the Design Manual for Roads and Bridges (DMRB).

Reason: In the interest of public and road safety.

37. The development shall be restricted to 550 dwellings until such time as an agreement on the mechanism for the delivery of further upgrades to the M74 northbound on slip and southbound off slip, generally as illustrated on Dougall Baillie Associates Drawing Numbers 13069-SK-22 and 13069-SK-24, has been reached between the Council as Planning Authority and/or Transport Scotland and in accordance with the requirements of the Design Manual for Roads and Bridges (DMRB). The agreed mechanism shall define all aspects of phasing, calculating contribution levels, procurement and delivery for the identified works.

Reason: In the interest of public and road safety.

38. That the further application(s) required shall include details of the boundary treatment between the site and the M74 for the consideration and detailed approval of the Council as Planning Authority, in consultation with Transport Scotland.

Reason: In the interest of public safety.

39. That the further application(s) required shall include a full Safety Audit, in accordance with the Institute of Highways and Transportation Guidelines, for the consideration and detailed approval of the Council as Planning and Roads Authority for all infrastructure to be constructed and adopted, or altered, on the public road.

Reason: These details have not been submitted or approved.

40. That any new traffic signal installation or alterations to the existing traffic signal network shall be undertaken by the Council's Traffic Signal Maintenance Contractor and connected to the existing Remote Monitoring System to the satisfaction of the Council as Planning and Roads Authority. Costs associated with this shall be funded by the applicant.

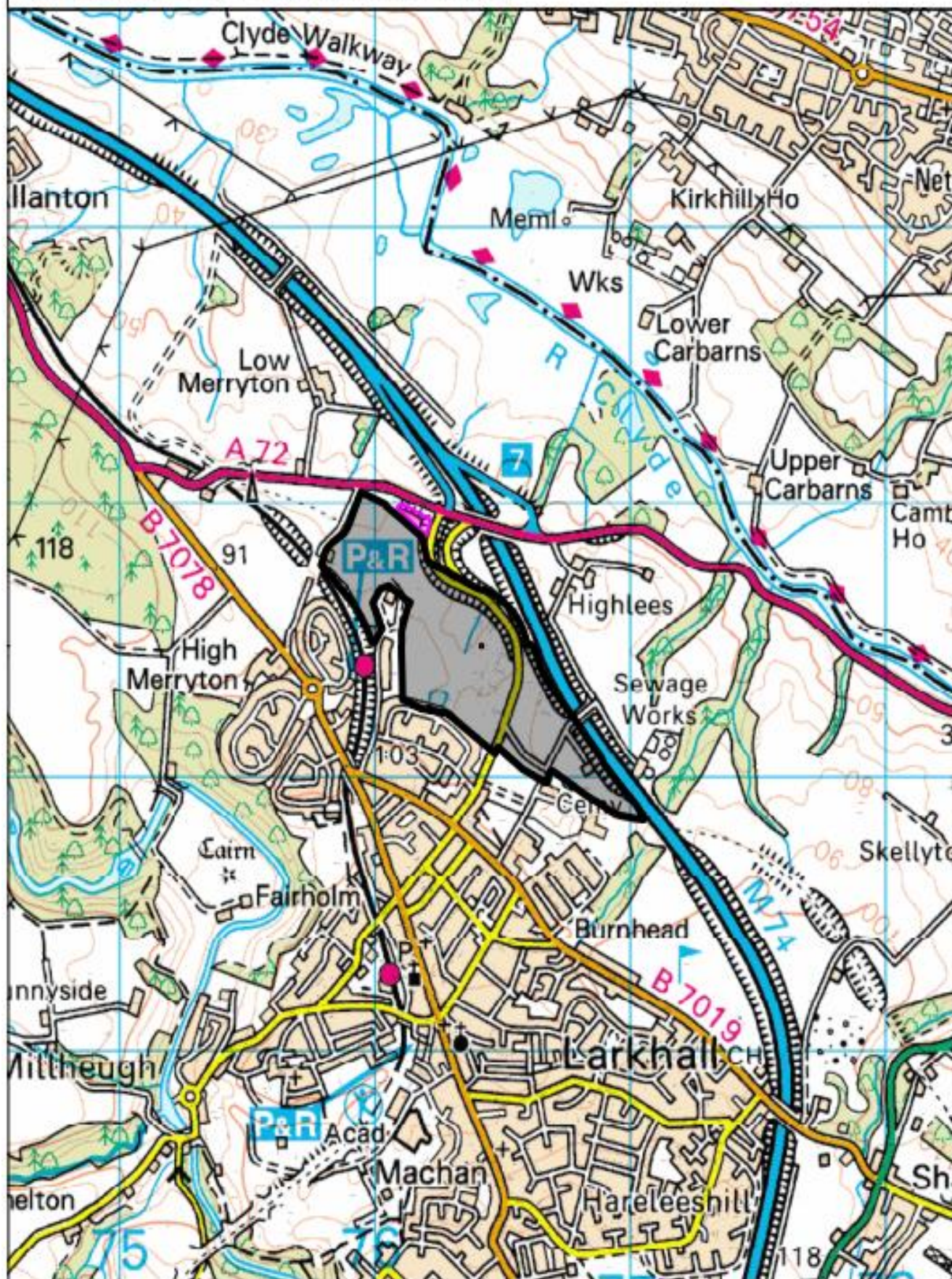
Reason: In the interest of public and road safety.

41. That the further application(s) required shall include a detailed internal layout of the residential development in accordance with "Designing Streets" policy, the Councils "Guidelines for Development Roads" including the "Interim Guidance" of January 2011 for the consideration and detailed approval of the Council as Planning and Roads Authority.

Reason: These details have not been submitted or approved.

P/22/0349

Larkhall Community Growth Area, Summerlee Road, Larkhall



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19/08/2022



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development