

Report

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

Application no.	P/20/0924
Planning proposal:	Erection of 20 cottage flats with associated parking court, vehicular access and landscaping

1 Summary application information

Application type:	Detailed planning application
Applicant:	Glenesk Homes
Location:	Land 36M North of 8 Church Street Church Street Blantyre

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: Cooper Cromar
- ♦ Council Area/Ward: 15 Blantyre
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan**
 - Policy 1 – Spatial Strategy
 - Policy 2 – Climate Change
 - Policy 4 – Development Management and Place Making
 - Policy 6 – General Urban Area/Settlements
 - Policy 13 – Affordable Housing and Housing Choice
 - Policy 16 – Travel and Transport

**South Lanarkshire Local Development Plan:
Supplementary Guidance**

**Development Management, Place Making and
Design SG**

Policy DM1 – Design

Policy DM 13 – Development within General Urban
Area/Settlements

**Sustainable Development and Climate Change
SG**

Policy SDCC3 – Sustainable Drainage System

Policy SDCC4 – Water Supply

Policy SDCC5 – Foul Drainage and Sewerage

Policy SDCC10 – Sustainable Transport

Residential Design Guide

**South Lanarkshire Local Development Plan 2
(proposed)**

Policy 1 – Spatial Strategy

Policy 2 – Climate Change

Policy 3 – General Urban Areas/Settlements

Policy 5 – Development Management and Place
Making

Policy 15 – Travel and Transport

Policy DM1 – New Development Design

Policy DM15 – Water Supply

Policy DM16 – Foul Drainage and Sewerage

Policy SDCC3 – Sustainable Drainage Systems

Policy SDCC4 – Sustainable Transport

◆ **Representation(s):**

▶	26	Objection Letters
▶	1	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

Scottish Water

Education Resources – School Modernisation Team

Community and Enterprise Resources - Play Provision

Blantyre Community Council

Planning Application Report

1 Application Site

- 1.1 The application site relates to an area of land which lies adjacent to the west of Church Street, Blantyre, which is a cul-de-sac. The site is bound to the north by Glasgow Road and to the south by a community centre and residential properties. The western boundary is formed by the access road to the Blantyre Shopping Centre, incorporating an ASDA Store.
- 1.2 The site sits within an area which is predominately residential in character containing terraced and semi-detached properties and a sheltered housing complex, however, it is noted that a retail centre, church and a sports centre are found in close proximity to the site.
- 1.3 The site is currently undeveloped which has been left to re-vegetate naturally. Buildings last occupied the site in the 1960's.

2 Proposal(s)

- 2.1 The applicants propose the redevelopment of the site for residential purposes, in the form of a flatted development comprising 20 units, on behalf of Clyde Valley Housing Association.
- 2.2 The proposed building, which would be 2 storey in height, has been designed as a u-shape structure which fronts onto Church Street, Glasgow Road and the access to the shopping centre. A parking court, accommodating 20 vehicles, would be located in the south east corner of the site and accessed directly from Church Street. Bin store and bicycle storage facilities would be located adjacent to the car park, close to Church Street.
- 2.3 The proposed building design is fairly typical for a modern flatted development, with a proposed dry dash render finish, dark grey tile and dark grey door and window frames. The perimeter of the site would be formed by a soft landscaped edge, with selected tree planting to surrounding streets.
- 2.4 The applicant has submitted a number of documents in support of their application, namely:-
 - ◆ Design and Access Statement
 - ◆ Flood Risk and Drainage Strategy
 - ◆ Ecology Assessment
 - ◆ Bat Survey
 - ◆ Landscape Design Statement

3 Background

3.1 Local Plan Policy

- 3.1.1 In determining planning applications, the Council must assess the proposal against the policies contained within the adopted South Lanarkshire Local Development Plan (SLLDP) and associated Supplementary Guidance (SG) produced in support of the SLLDP.

- 3.1.2 Given the nature of the application, it is considered that Policies 1 – Spatial Strategy, 2 – Climate Change, 4 – Development Management and Place Making, 6 – General Urban Area/Settlements, 13 – Affordable Housing and Housing Choice and 16 – Travel and Transport are appropriate to the determination of this application. In addition, the Policies and Guidance within the Council's adopted Supplementary Guidance are of relevance; namely Development Management, Place Making and Design SG (Policies DM1 – Design and DM 13 – Development within General Urban Area/Settlements), Sustainable Development and Climate Change SG (Policies SDCC3 – Sustainable Drainage System, SDCC4 – Water Supply, SDCC5 – Foul Drainage and Sewerage, SDCC4 – Sustainable Transport and SDCC10 – Sustainable Transport) and the Council's approved Residential Design Guide.
- 3.1.3 In addition, on 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) (SLLDP2) and Supporting Planning Guidance on Renewable Energy. The new Plan builds on the policies and proposals contained in the adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is a material consideration. In this instance, Policies 1 – Spatial Strategy, 2 – Climate Change, 3 – General Urban Areas/Settlements, 5 – Development Management and Place Making, 15 – Travel and Transport, DM1 – New Development Design, DM15 – Water Supply, DM16 – Foul Drainage and Sewerage, SDCC3 – Sustainable Drainage Systems and SDCC4 – Sustainable Transport are relevant.
- 3.1.4 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. A number of amendments to policy have been recommended which will be carried through to the adoption stage. For the purposes of determining planning applications, the Council will assess proposals against the policies contained within the proposed South Lanarkshire Local Development Plan 2 alongside the Reporters amendments. Whilst the Reporters amendments have yet to be ratified by South Lanarkshire Council, they are, nevertheless, a material consideration.
- 3.1.5 The aim of the above policies and guidance is to seek a development that is appropriately designed, located, serviced and results in no adverse impact on the surrounding area. The content of the above policies and how they relate to the proposal is assessed in detail in Section 6 of this report.

3.2 Planning Background

- 3.2.1 In terms of planning history, it is noted that planning permission was granted in April 2013 for the "Erection of detached two storey building for ice-cream production including ancillary retail element and associated parking" for part of the current application site (application no.: HM/12/0407).
- 3.2.2 It is noted that the applicant held pre-application discussions with the Planning Service in January 2020. The submitted scheme reflects the outcome of these discussions.

4 Consultation(s)

- 4.1 **Roads (Development Management Team)** – have offered no objections to the proposed development, subject to the inclusion of standard conditions relative to traffic management, access arrangements, surface water treatment, visibility, parking and cycle storage provision.

Response:- These requirements can be conditioned as part of any consent issued.

- 4.2 **Environmental Services** – have confirmed that they have no objection to the proposal subject to the inclusion of conditions and informatives relative to noise, contamination and formal action.

Response:- Appropriately worded conditions and/or informatives can be attached to any consent to address these matters.

- 4.3 **Scottish Water** – have offered no objections to the proposed development.

Response:- Noted.

- 4.4 **Education Resources (School Modernisation)** – have offered no response to date.

Response:- Whilst noting the above, it is noted that Education Resource would assess each proposal in terms of its impact on existing educational facilities within the area and seek a financial contribution to address any adverse impact. It is, however, confirmed that on the basis that the proposed development is on behalf of a social housing provider, no contributions would be sought in this instance.

- 4.5 **Community and Enterprise Resources (Play Provision)** – have advised, following an assessment of the proposal, that a financial contribution to address any potential impact of the development on existing facilities within the area should be sought.

Response:- Again, whilst noting these comments it is advised that, as stated above, on the basis that the proposed development is on behalf of a social housing provider, no contributions would be sought in this instance.

- 4.6 **Blantyre Community Council** – no response to date.

Response:- None

5 Representation(s)

- 5.1 Neighbour notification procedures were undertaken in respect of the application proposal. 26 letters of objection and 1 support letter were received in response.

- 5.2 Whilst noting that a number of the submitted letters of representation indicate that they have no objection to the principle of the redevelopment of the site for housing, they do however, offer objections to the submitted scheme. The grounds of objection are summarised as follows:-

a) Road safety concerns – increased traffic/insufficient parking/servicing

Response: These concerns relate to the fact that Church Street is a cul-de-sac characterised by on-street parking, restricted turning facilities, excessive use due to proximity to a church, sports centre and Council run facilities (David Dale House and sports centre) and access/exit difficulties from Glasgow Road.

It is accepted that there will be an increase in the volume of traffic associated with the site. However, it is noted that Road and Transportation Services have offered no objection to the proposal on these grounds and it is, therefore, considered that there will be no significant impact in terms of road safety as a result of the development. In particular, the following points should be noted:-

Servicing

Whilst the number of residential dwellings on Church Street would increase the impact on servicing and deliveries, any increase would likely be minimal. Refuse collection would likely be undertaken at the same time as other residents on the street so this would be unchanged. It is also likely that there will be an overlap in deliveries with the same delivery vehicles delivering to the new proposed properties as those making deliveries to the existing properties

In terms of the lack of turning facilities within the street for service vehicles, there is potential that servicing vehicles may utilise the access to the proposed development in order to exit Church Street in forward gear.

Parking Provision

Road and Transportation Services are satisfied that sufficient parking has been provided to serve the development. In terms of the current guidelines, the proposed development requires the provision of 16 spaces which is exceeded by the proposed development. As the proposed development meets the required parking provision, it is considered that the parking on Church Street should not be further strained by the proposed development.

Access

The proposed access is capable of being designed in a manner which meets the current requirements of the Society for Chief Officers of Transport in Scotland (SCOTS) National Roads and Development Guide (NRDG) and is, therefore, acceptable.

In terms of the alternative access arrangements suggested within the submitted objections, i.e. from a dedicated arm provided from an upgraded A724/John Street Roundabout or directly from the ASDA access road, Roads Development Management Team (DMT) have advised that, whilst these are technically feasible, they are of the opinion that neither would be preferred to the access from Church Street. Access from Church Street allows for the form of access to be a footway crossing which is the appropriate form as per the NRDG. Church Street is also primarily a residential street which matches with the use of the proposed development.

Traffic Generation Impact

In terms of concerns raised in relation to access/egress at Glasgow Road, Roads (DMT) have advised that for a development of this scale, the applicant would not typically be required to undertake an assessment of their traffic impact as it would be expected to be minimal. However, it is considered, using TRICS Database for private flats, that the proposed development would be expected to generate 3 departing vehicle trips in an hour which equates to 1 trip every 20 minutes (AM peak) and 4 arriving

vehicle trips in the PM peak which equates to 1 arrival every 15 minutes. Neither of these scenarios are expected to have a noticeable impact on vehicles arriving or departing from Church Street.

b) Public Safety – Child safety quiet cul-de-sac

Response: As noted above, it is considered that the proposed development will have low trip movements and the fact that the proposed development will be located at the entrance of Church Street, it is unlikely to raise any concerns in terms of public safety to existing residents within Church Street.

c) Location of proposed bin store – nuisance such as smell and vermin, fire risk

Response: It is considered that there will be no significant issues with regards to the concerns raised. The proposed refuse arrangements for the site have been assessed and considered acceptable by the Council's Environmental Services, in consultation with the Waste Services Officer.

d) Noise and disturbance – car park, bin store, cycle store, light pollution

Response: The proposed layout and its relationship with neighbouring properties is not an uncommon arrangement, particular within redevelopment sites. It is considered that, through the use of appropriate enclosures, screen fencing and lighting columns; the requirements for which can be conditioned as part of any consent given, such concerns can be minimised.

e) Concerns in terms of the loss of daylight/overshadowing, overlooking and privacy

Response: It is considered, given the proposed layout and its relationship with neighbouring properties, that there is unlikely to be any significant impact in terms of the concerns raised. The proposed building has been located around the frontage of the site onto Glasgow Road and the access to the Asda store, at the farthest point from existing residential properties.

f) Incorrect identification of “bin store” area on adjacent property.

Response: It is confirmed that this annotation has been removed from the “Proposed Site Plan”.

g) Omission of property from 3D drawing in submitted Design and Access Statement

Response: It is advised that the information contained within the 3D representations is of indicative purposes only. It is noted that the objector's property is clearly shown on the submitted application plans.

h) Access to site for maintenance of property

Response: Access to the application site for the maintenance of the neighbouring property would be a private legal matter between the parties over which the Council has no remit.

i) Loss of Trees – impact on wildlife and Ecology Assessment Report not publicly available.

Response: It is noted that the trees within the site are not protected and, as such, can be removed without the approval of the Council. It would appear that the trees are largely self-seeded and the site has been poorly

maintained. The submitted Ecology Assessment concludes that the site's habitat quality is not significant in terms of vegetation or extent. It highlights that the site's main value is in providing nesting habitats and good conditions for a range of birds and small mammals. It is noted that there was no potential for bat roosts identified within the site. With regard to the non-publication of any ecological reports or assessments, it is advised that, due to the sensitive nature of the information contained within such documents, their publication can be withheld.

j) Flood risk concerns

Response: It is noted that the site is located within an established urban area where the applicant proposes to utilise existing infrastructure to address flood risk and drainage requirements. In this regard, it is noted that a Flood Risk Assessment and Drainage Strategy has been submitted in support of the application.

k) Absence of Construction Method Statement

Response: It is advised that the submission of these details will be the subject of a condition attached to the planning approval, should consent be granted.

5.3 In addition to the above objections, one letter of support was received which merely stated that they wished one of the flats.

5.4 It is further advised that one objector also requested, under Freedom of Information legislation, details of any "option appraisal" undertaken in respect of the proposed development and the "minutes of the planning committee meetings where this planning proposal was discussed".

Response: A response was issued in accordance with current FOI legislation.

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

6 Assessment and Conclusions

6.1 This application proposes the erection of a flatted residential development (20 units), with associated parking and amenity space within an established urban area in Blantyre. The proposed development is being developed in association with Clyde Valley Housing Association.

6.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that all planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The main determining issues, therefore, in the assessment of this application are whether the proposed development is in compliance with local plan policy and its impact on the amenity of adjacent properties and on the local road network.

6.3 The adopted South Lanarkshire Local Development Plan (SLLDP) seeks to ensure that future development takes place in a sustainable way whilst recognising the need for economic growth and regeneration (Policies 1 – Spatial Strategy and 2 – Climate Change). The proposal accords with these aims as it relates to the redevelopment of a site within an established urban area with good links to public transport and facilities for bicycle storage. Within the adopted plan the site is designated as within a general residential zoning (Policy 6), the principle

of use of the site for residential purposes is, therefore, acceptable subject to compliance with normal development management criteria.

- 6.4 The matters considered appropriate in the determination of this application are set out within Section 3.1 above. Principally, the stated policies and guidance seek to ensure that any development does not adversely impact on the amenity of such areas, can be adequately serviced and has been designed in a manner which takes cognisance of appropriate guidance and the area within which it is located. Having considered the design and layout of the proposal, it is considered that the scheme is capable of being developed, subject to conditions, without conflict with the general requirements of the applicable policies and guidance.
- 6.5 With regard to the detailed design of the proposed development, it is considered that the proposals are acceptable and will be in keeping with the existing development in the surrounding area, which contains a mix of building styles. Given the design and layout of the proposed development and its relationship with existing properties adjoining the site, it is also considered that there would be no significant detrimental impact to the amenity or overlooking issues, as a result of the introduction of this development. The proposed external finishing materials are acceptable and raise no issues given the current mix of materials within the area. No concerns have been raised by Roads and Transportation Services and the proposal is, therefore, considered acceptable in road safety terms. No specific concerns, subject to the inclusion of conditions and/or informatives, have been raised by the remaining consultees. The proposal, therefore, accords with the aims of Policies 4, 16, DM1, and DM13 of the SLLDP and supporting supplementary guidance.
- 6.6 The development is being undertaken on behalf of Clyde Valley Housing Association and, as such, will assist the Council's aim of ensuring the availability of a range of housing types to cater for the increasing number and variety of households.
- 6.7 The application site is within an urban location where sewerage and water infrastructure connections can be easily accessed. In addition, the site will incorporate a suitably designed urban drainage system, to be conditioned should consent be given, to serve the development. On this basis, it is considered that the proposal raises no issues in terms of Policies SDCC3, SDCC 4 and SDCC 5 within the adopted SLLDP's supplementary guidance on Sustainable Development and Climate.
- 6.8 In terms of Policies 16 and SDCC10, which relate to the promotion of sustainable travel, the Council requires that new development schemes recognise the needs of cyclists and incorporate facilities for electric vehicle charging points within the development. In this regard, it is noted that a storage facility for bicycles has been provided within the revised scheme. The incorporation of facilities for vehicle charging points can be addressed through the use of an appropriately worded condition.
- 6.9 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed

development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan. It is considered that the proposal accords with Policies 1, 2, 3, 5, 15, DM1, DM7, DM15, DM16, SDCC3 and SDCC4 contained in the proposed plan.

- 6.10 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. A number of amendments to policy have been recommended which will be carried through to the adoption stage. For the purposes of determining planning applications, the Council will assess proposals against the policies contained within the proposed South Lanarkshire Local Development Plan 2 alongside the Reporters amendments. Whilst the Reporters amendments have yet to be ratified by South Lanarkshire Council, they are, nevertheless, a material consideration.
- 6.11 Whilst third party representations have been received, it is considered that the issues raised are not of sufficient weight or merit, either individually or collectively, to justify the refusal of the application in this instance.
- 6.12 In conclusion, following assessment of the proposal, it is considered that it is acceptable and that the proposal accords with the policies contained in both the adopted South Lanarkshire Local Development Plan, its supplementary guidance and the emerging South Lanarkshire Local Development Plan 2.
- 6.13 On the basis of the above, it is recommended that planning permission be granted, subject to the conditions listed.

7 Reasons for Decision

- 7.1 The proposal accords with the policies of the South Lanarkshire Local Development Plan and Supplementary Guidance (namely Policies 1 – Spatial Strategy, 2 – Climate Change, 4 - Development Management and Placemaking, 6 – General Urban Area/Settlements, Land13 – Affordable Housing and Housing Choice, 16 - Travel and Transport, DM1 – Design, DM13 – Development within General Urban Area/Settlements, SDCC3 – Sustainable Drainage System, SDCC4 – Water Supply, SDCC5 – Foul Drainage and Sewerage, SDCC10 – Sustainable Transport and Residential Design Guide).

Furthermore, the proposal accords with the requirements of the policies and guidance within the proposed South Lanarkshire Local Development Plan 2 (namely Policies 1 – Spatial Strategy, 2 – Climate Change, 3 - General Urban Areas, 5 - Development Management and Place Making, 15 – Travel and Transport, DM1 – Design, DM15 – Water Supply, DM16 – Foul Drainage and Sewerage, SDCC3 – Sustainable Drainage Systems and SDCC4 – Sustainable Transport).

There are no other material considerations that would justify the refusal of consent.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

9 October 2020

Previous References

- ◆ Application HM/12/0407

List of Background Papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 07.08.2020

- ▶ Consultations
 - Roads Development Management Team 26.08.2020
16.03.2020
07.04.2020
05.10.2020
 - Environmental Services 07.08.2020
 - Scottish Water 28.08.2020
 - Community and Enterprise Resources – Play Provision

- ▶ Representations Dated:
 - A Williamson, St Andrew's Parish Church, Church Street, Blantyre, G72 0NY 28.08.2020
 - Ms Jo Fox, 8A Church Street, Blantyre, Glasgow, South Lanarkshire, G72 0NY 21.08.2020
 - Mr Terry Donnelly, 10 Church Street, Blantyre, South Lanarkshire, G72 0NY 17.08.2020
 - Mr Geoffrey Krawczyk, Stanmore, 26 Church Street, Blantyre, G72 0NY 20.08.2020
 - John McLachlan & Pauline Osborne, 17 Church Street, Blantyre, G72 0NY 19.08.2020
 - Miss Michelle McGowan, 21 Church Street, Blantyre, G72 0NY 12.08.2020
 - Kirk Session / Trustees St Andrew's Parish Church, 1 Church Street, Blantyre, G72 0NY 23.08.2020
 - Mrs Margaret Easton, 14 Church Street, Blantyre, G72 0NY 24.08.2020
 - Mr Jim Mckay, 15 church street, Blantyre, Glasgow, G720ny 20.08.2020
 - Mr Paul Ford, 14c Glenlee Street, Burnbank, Hamilton, M13 0QJ 23.08.2020

Mr Gordon Frew, 38 Berriedale Crescent, West Craigs, Blantyre, G720GB	21.08.2020
Mrs Laura Meek, 23 Woodview Terrace, Hamilton, ML3 9DP	21.08.2020
Mrs Maureen Chalmers, 9 Church Street, Blantyre, G720NY	23.08.2020
Mrs Elspeth Annan, 121 George Street, Edinburgh, EH2 4YN	25.08.2020
Miss Elizabeth Reilly, 24 Church Street, Blantyre, Glasgow, South Lanarkshire, G72 0NY	18.08.2020
Mr Terence Donnelly, 8 Church Street, Blantyre, Glasgow, G72 0NY	20.08.2020
Mrs Lesley Stein, 105 Swisshot Avenue, Hamilton, ML3 8EG	23.08.2020
Miss Hazel Krawczyk, 26 Church Street, Blantyre, Glasgow, G72 0NY	23.08.2020
Claire Stevenson, Received Via Email	25.08.2020
Ms Keli Donnelly, 18-20 Church Street, Blantyre, G720NY	16.08.2020
Miss Angela Mckay, 6 Fenwick Drive, Hamilton, Hamilton, ML3 7YG	20.08.2020
Mr Martin Jaap, 8a Church Street, Blantyre, Glasgow, G72 0NY	18.08.2020
Miss Linda Brown, 3 Church Street, Blantyre, G72 0NY	01.09.2020
Mr Jacob Paton, 5, Church street, Blantyre - Glasgow, G72 0NY	23.08.2020
Mr Ronald Frew, 22 Church Street, Blantyre, G72 0NY	18.08.2020
Mr Chris Ferguson, 7 Church Street, Blantyre, G72 0NY	25.08.2020

Contact for further information

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

James Watters, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton,
ML3 6LB
Phone: 01698 454970
Email: james.watters@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/20/0924

Conditions and reasons

01. That before development starts, unless otherwise agreed by the Council as Planning Authority, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.

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

02. That before the development hereby approved is completed or brought into use, a private vehicular access shall be provided as per Figure 9 of the SCOTS National Roads Development Guide and the first 2 metres of this access from the heel of the footway/service strip shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.

Reason: To prevent deleterious material being carried onto the road

03. That before the development hereby approved is completed or brought into use the development shall be constructed and thereafter maintained such that no surface water discharges on to the surrounding footway.

Reason: To prevent any surface water run-off.

04. That before the development hereby approved is completed or brought into use, a visibility splay of 2 metres by 35 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

05. That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans 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.

06. That, unless agreed in writing with the Council as Planning Authority, no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as

required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner.

07. 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.

08. 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.

09. That before any of the flatted units hereby approved are occupied, unless otherwise agreed in writing with the Council as Planning Authority, details of the proposed refuse bin storage structure within the development shall be submitted to, agreed by and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: To ensure that adequate refuse arrangements are and operational.

10. That before any of the flatted properties hereby approved are occupied, unless otherwise agreed in writing with the Council as Planning Authority, 20 covered cycle parking spaces shall be constructed. Details of the cycle storage structure within the development shall be submitted to and approved by the Council as Planning Authority. Thereafter, the approved scheme shall be implemented and thereafter maintained to the satisfaction of the Council as Planning and Roads Authority

Reason: To ensure the provision of adequate parking facilities within the site and in the interests of amenity and to ensure that a satisfactory external appearance is achieved.

11. 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.

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

Reason: in the interests of traffic and public safety as well as to preserve the amenity of the surrounding area.

13. That before the occupation of the development hereby approved, 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 (if applicable); (b) details and specification of all proposed trees, shrubs, grass mix, etc.; (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 written approval has been given to these details.

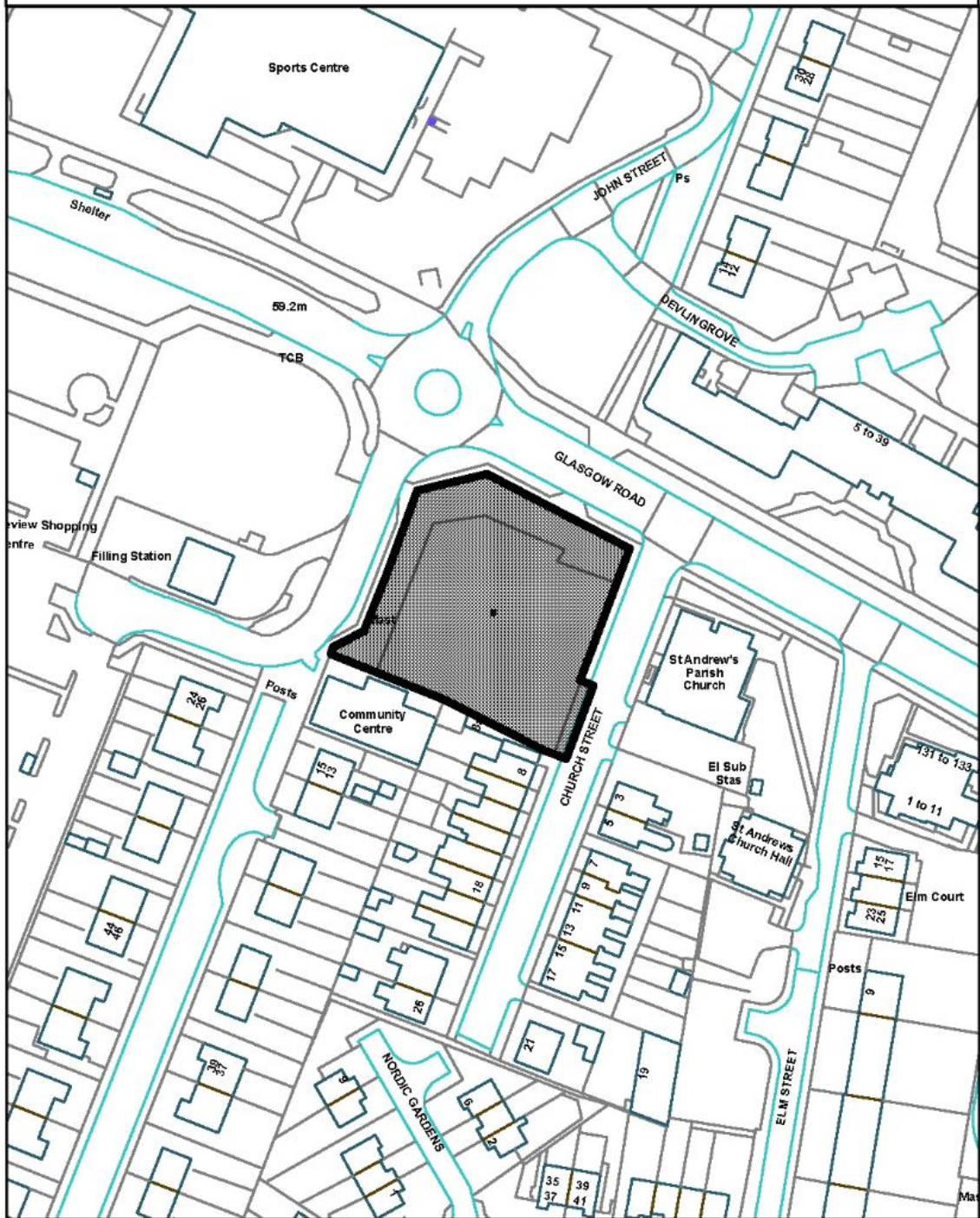
Reason: In the interests of the visual amenity of the area.

14. That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason: In the interests of amenity.

P/20/00924

Land 36M North of 8 Church Street, Church St Blantyre



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1:1,250
Date:
05/10/2020



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development