

# Report

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

Application no.	P/22/0851
Planning proposal:	Erection of 55no. dwellings with associated infrastructure and landscaping

## 1 Summary application information

Application type:	Detailed planning application
Applicant:	Miller Homes
Location:	Land 165 metres Southwest of South Lanarkshire Lifestyles Stonehouse Strathaven Road Stonehouse 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.
- (2) If planning consent is granted, the decision notice should be withheld until a Planning Obligation in respect of a financial contribution for the improvement/upgrading of educational, community facilities, and off-site affordable housing provision in the area has been concluded between the applicant and the Council.

In accordance with agreed procedure, should there be no significant progress, on behalf of the applicant, towards the conclusion of the Planning Obligation within 6 months of the date of the Committee, the proposed development may be refused on the basis that, without the planning control/developer contribution which would be secured by the Planning Obligation, the proposed development would be unacceptable.

All reasonable legal costs incurred by the Council in association with the above section 75 Obligation shall be borne by the developers.

### 3 Other information

- ◆ Applicant's Agent: N/A
- ◆ Council Area/Ward: 05 Avondale and Stonehouse
- ◆ 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 7 - Community Infrastructure Assessment  
Policy 11 - Housing  
Policy 12 - Affordable Housing  
Policy 16 - Water Environment and Flooding  
Policy DM1 - New Development Design

South Lanarkshire Council Residential Development Guide (2011)

#### ◆ Representation(s):

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

#### ◆ Consultation(s):

Roads Development Management Team

Environmental Services

Roads Flood Risk Management

Scottish Water

SP Energy Networks

Estates Services - Housing and Technical Resources

Community and Enterprise Resources - Play Provision Community Contributions

Education Resources School Modernisation Team

Housing Planning Consultations

Stonehouse Community Council

West of Scotland Archaeology Service

Countryside and Greenspace

## **Planning Application Report**

### **1 Application Site**

- 1.1 This application site relates to an area of open grassland located on the edge of Stonehouse, within the settlement boundary. The site is approximately 2.4 hectares in area and is bounded to the north by the A71/Strathaven Road and a new housing estate opposite; to the east by South Lanarkshire Lifestyles community facility; to the south by agricultural land; and to the west by agricultural land and a small row of cottages.
- 1.2 The site is partly flat though gently slopes down from the north-east corner to the south and western boundaries. There are some trees and hedging around the perimeter of the site, with an existing watercourse along the southern and western boundaries. The site is currently accessed via an informal track at the corner of Strathaven Road and Sandford Road.

### **2 Proposal(s)**

- 2.1 Detailed planning permission is sought for the erection of 55no. dwellings with associated infrastructure and landscaping. This would comprise of a mix of detached, semi-detached and terraced 3 and 4 bedroom dwellings finished in white and Tuscan render, precast stone, and grey concrete roof tiles.
- 2.2 The site would be accessed from a new arm off the existing roundabout to the north-east of the site incorporating a section of land associated with the adjacent community facility. It would also include a new footway link onto Strathaven Road. The drainage for the site would be connected to an existing sustainable urban drainage systems (SUDs) pond adjacent to the main site and would include a pumping station in the south-west corner. The proposal also includes three main landscaped areas with various planting across the site.
- 2.3 The development is classified as a 'Major' development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and was the subject of pre-application consultation in the form of an online public event in October and November 2021. A number of documents have been provided in support of the application, including a site investigation, traffic assessment, design and access statement, ecology report, tree survey and energy statement. At the pre-application stage the applicants submitted a screening opinion to establish if an Environmental Impact Assessment (EIA) was required. The Council confirmed that whilst an EIA would not be required, the reports identified above would be required.

### **3 Background**

#### **3.1 Local Plan Status**

- 3.1.1 In terms of land use, the site is identified within the South Lanarkshire Local Development Plan 2 (Adopted 2021) as being within the Stonehouse settlement boundary. As such, the following policies are all relevant to the assessment of this development:-

- ◆ Policy 2 – Climate Change
- ◆ Policy 3 – General Urban Areas
- ◆ Policy 5 – Development Management and Placemaking
- ◆ Policy 7 - Community Infrastructure Assessment
- ◆ Policy 11 – Housing
- ◆ Policy 12 – Affordable Housing
- ◆ Policy 16 – Water Environment and Flooding
- ◆ Policy DM1 – New Development Design

#### **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 A Permission in Principle application for a residential development at this site was submitted in November 2015 under application reference HM/15/0487. This application was granted at Planning Committee in April 2016 subject to the agreement of a Section 75 and/or other appropriate legal agreement in respect of financial contributions for education, community and affordable housing. However, these matters were never concluded.

## 4 **Consultation(s)**

- 4.1 **Roads Development Management Team** – no objections to the proposal subject to the attachment of a number of conditions including further roundabout details, visibility splays, parking, surfacing, etc.  
**Response:** Noted. Appropriate conditions can be attached to any consent issued.
- 4.2 **Roads Flooding Team** – no objections to the proposal subject to a condition requiring the provision of a SUDs drainage system.  
**Response:** Noted. Appropriate conditions can be attached to any consent issued.
- 4.3 **Environmental Services** – no objections subject to the attachment of conditions requiring the submission of a Noise Assessment (NA) and the provision of a contaminated land remediation plan.  
**Response:** Noted. Appropriate conditions can be attached to any consent issued.
- 4.4 **Scottish Water** – no objections to the proposal.  
**Response:** Noted.
- 4.5 **SP Energy Networks** – no response received to date.  
**Response:** Noted.
- 4.6 **Estates Services** – no objections to the proposal.  
**Response:** Noted.
- 4.7 **Community and Enterprise Resources - Play Provision Community Contributions** – under a previous consultation, requested a commuted sum towards the provision of community facilities.  
**Response:** Noted. Planning permission would not be issued until an appropriate obligation under Section 75 of the Planning Act, and/or other appropriate agreement, has been concluded between the Council and the applicants.
- 4.8 **Education Resources** – no objections subject to the developer providing a financial contribution for education accommodation in the local area.  
**Response:** Noted. Planning permission will not be issued until an appropriate obligation under Section 75 of the Planning Act, and/or other appropriate agreement, has been concluded between the Council and the applicants. This planning obligation would ensure that appropriate financial contributions are made at appropriate times during the development towards education accommodation.
- 4.9 **Housing and Technical Resources** – under a previous consultation, requested a commuted sum towards the provision of affordable housing off site.  
**Response:** Noted. Planning permission would not be issued until an appropriate obligation under Section 75 of the Planning Act, and/or other appropriate agreement, has been concluded between the Council and the applicants. This planning obligation would ensure that an appropriate commuted sum is provided for off-site affordable housing.

- 4.10 **Stonehouse Community Council** – no response received to date.
- 4.11 **West of Scotland Archaeology Service (WOSAS)** – no objections subject to the attachment of a condition requiring the implementation of a programme of archaeological works.  
**Response:** Noted. An appropriate condition can be attached to any consent issued.
- 4.12 **Countryside and Greenspace** – no objections to the proposal but suggest the inclusion of an additional footway along the front of the site and advise the path to the south-east of the site should be constructed to the 'As Dug Path' specification.  
**Response:** Noted, however, the Planning Service do not consider the additional footway necessary in this instance. However, should permission be granted, a suitable condition can be attached in relation to the pathway specification.

## **5 Representation(s)**

- 5.1 Statutory neighbour notification was undertaken, and the proposal was advertised in the local press as not all neighbours could be identified, however, no representations have been received from third parties.

## **6 Assessment and Conclusions**

- 6.1 Miller Homes seek detailed planning permission for the erection of 55no. dwellings with associated infrastructure and landscaping on land 165M Southwest of South Lanarkshire Lifestyles, Strathaven Road, Stonehouse. 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 In this case, the adopted South Lanarkshire Local Development Plan 2 (2021) identifies the site as within the settlement boundary, therefore Policy 3 – General Urban Areas 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. Policy DM1 – New Development Design also requires development to promote quality and sustainability in design and layout.
- 6.3 The Council's Residential Development Guide (RDG) (2011) is also relevant and provides guidance on the design and layout of new housing developments. 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 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.
- 6.4 In this case, the application for 55 dwellinghouses with associated infrastructure and landscaping will include a mix of 10 house types consisting of 3 and 4 bed detached, semi-detached and terraced properties. Access into the site will be via a new arm off the existing roundabout adjacent to the site. In terms of the policies above, the proposed mix of house types, materials, size of properties and development layout are considered to be acceptable and in compliance with the principles of the Council's RDG. Furthermore, the plots can meet the requirements in terms of window-to-window distances, plot ratios and parking requirements. The applicant has also included an energy and sustainability statement as part of the submission. In terms of landscaping, the site includes a number of landscaped areas including a buffer along the frontage (north) of the site, as well as a landscaped area with pathway adjacent to the existing stream to the south of the site, and various planting across the development. As such, I am satisfied this site provides access to adequate amenity space for residents and will not result in any adverse visual or landscape impacts.

- 6.5 Policy 7 - Community Infrastructure Assessment advises that a financial contribution from the developer will be sought where it is considered that a development requires capital or other works or facilities to enable the development to proceed. Through an assessment of the proposals, it is considered that contributions would be required in terms of the impact on educational and community facilities. This can be achieved through a legal agreement, or other appropriate means. Furthermore, the Council expects developers to contribute to meeting affordable housing needs across South Lanarkshire. As such, Policy 12 - Affordable Housing and Housing Choice is applicable. The applicants are in agreement to making such a contribution for off-site affordable housing within the local housing area and this will be achieved through a legal agreement or other appropriate means. The proposal therefore complies with Policies 7 and 12.
- 6.6 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 and Transportation Development Management Team have confirmed their satisfaction with the layout subject to the attachment of conditions. In terms of flood risk and impact on the water environment (Policy 16 – Water Environment and Flooding), the proposal includes sustainable drainage features. In this regard, it is noted that 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.
- 6.7 The Council's Environmental Services have also raised no objections subject to the attachment of conditions requiring the submission of a Noise Assessment (NA) and the provision of a contaminated land remediation plan. Should permission be granted, suitable conditions can be attached.
- 6.8 As part of the application submission, the applicant provided an ecological assessment of the site which surveyed it for a variety of species including bats, otters, badgers, water voles, great crested newts, reptiles and birds. It was noted in the report that a badger sett with badger holes and prints were found within 15 metres of the site boundary. It was also noted that the site has suitability for other species. As such, the ecology reports contain a number of recommendations that must be complied with. Should permission be granted, appropriate conditions would be attached to any consent issued.
- 6.9 In conclusion, the principle of residential development of this site is supported by the appropriate local plan policies. The proposal will have no adverse impacts on amenity, road safety, or environmental impacts and as such it is considered the proposal complies with Policies 2, 3, 5, 7, 11, 12, 16 and DM1 of the adopted South Lanarkshire Local Development Plan 2 (2021), as detailed above. It is therefore recommended that planning permission is granted subject to the attached conditions.

## **7 Reasons for Decision**

- 7.1 The proposal would have no significant adverse impact on amenity, public safety or the local environment and complies with the provisions of Policies 2, 3, 5, 7, 11, 12, 16 and DM1 of the South Lanarkshire Local Development Plan 2 (Adopted 2021).

**David Booth**  
**Executive Director (Community and Enterprise Resources)**

25 August 2022

## **Previous References**

- ◆ P/22/0400
- ◆ Planning Committee – 26 April 2016 (HM/15/0487)

### List of Background Papers

▶	Application form	
▶	Application plans	
▶	South Lanarkshire Local Development Plan 2 (adopted 2021)	
▶	Neighbour notification letter dated 16 June 2022	
▶	Consultations	
	Roads Development Management Team	19.08.2022
	Environmental Services	05.07.2022
	Roads Flood Risk Management	13.07.2022
	Scottish Water	22.06.2022
	SP Energy Networks	No response
	Estates Services - Housing and Technical Resources	17.06.2022
	Community and Enterprise Resources - Play Provision Community Contributions	No response
	Education Resources School Modernisation Team	20.06.2022
	Housing Planning Consultations	No response
	Stonehouse Community Council	No response
	West of Scotland Archaeology Service	21.06.2022
	Countryside and Greenspace	21.06.2022

### 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](mailto:julie.pepper@southlanarkshire.gov.uk)

### 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. 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.

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 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.

06. 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.

07. The applicant shall undertake a Noise Assessment (NA) to determine the impact of road traffic noise from Strathaven Road 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 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 to new residents and adjacent occupants.

08. (a) Remediation of the site shall be carried out in accordance with the remediation plan supplied in support of the application (Ref: NG121-21/MAK/AB/JWM/HB Johnson. Poole and Bloomer October 2013) 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 ensure that risks from the development being adversely affected by an elevated risk of naturally occurring radon are minimised.

09. That before any development commences on site, details of facilities for the storage of refuse within the site, including design, location, external finishes and access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwelling unit shall be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with 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.

10. That, before any dwellinghouse hereby approved is completed or brought into use, the parking spaces associated with the dwellinghouse shall be put in place to the specification and satisfaction of the Council as Roads and Planning Authority in accordance with the approved plans and shall thereafter be maintained to the satisfaction of the Council.

Reason: In the interests of road safety.

11. That all recommendations and procedures set out in the Wild Surveys Ltd Extended Phase 1 Habitat Survey dated 28 March 2022 submitted in support of the proposed development, shall be adhered to at all times on site to the satisfaction of the Council as Planning Authority.

Reason: To ensure the appropriate protection and management of species within the site.

12. That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

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

13. No development shall take place within the development site as outlined in red on the approved plans until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Council as Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Council in agreement with the West of Scotland Archaeology Service.

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

14. That prior to the commencement of site works, a badger protection plan (BPP) for the site shall be produced and submitted for consideration and approval. This should include all requirements as set out in the Wild Surveys Ltd Extended Phase 1 Habitat Survey dated 28 March 2022.

Reason: To ensure compliance with legislative and industry standards in relation to European Protected species.

15. That prior to occupation of the dwellings hereby approved, the pathway located to the south-east of the site shall be constructed to the 'As Dug Path' specifications, and include the provision of suitable bridges, and thereafter shall be maintained to the satisfaction of the Council.

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

16. That prior to works commencing on site the applicant shall submit, for the written approval of the Council as Planning and Roads Authority, detailed proposals for the roundabout access generally in accordance with drawing 805354-E01001 (Revision A) which shall incorporate narrowing of the running lanes at the eastern traffic island all designed in accordance with the Design Manual for Roads and Bridges and submitted for Road Construction Consent. The submission shall include details such as kerbing, construction specification, street lighting, traffic signs, traffic bollards, road markings, tactile paving and an enhanced pedestrian/cycling crossing point in accordance with Cycle by Design 2021.

Reason: This detail has not been submitted.

17. That the developer shall resurface those extents of circulatory carriageway on the roundabout over the extent of their works as determined by the Council as Planning and Roads Authority.

Reason: In the interests of road safety.

18. That prior to works commencing on site the developer shall submit, for the written approval of the Council as Planning and Roads Authority, proposals for boundary screening between their site access road and South Lanarkshire Council Lifestyles car park to prevent dazzling by vehicle headlights. Once approved, the screening measures shall be implemented on site prior to occupation of the first dwellinghouse and thereafter maintained as part of the development Factoring all in accordance with the approved design.

Reason: In the interests of road safety.

19. That prior to occupation of the first dwellinghouse, the agreed roundabout access referred to in the previous conditions, shall be constructed on site in accordance with the approved plans and specification to the satisfaction of the Council as Planning and Roads Authority.

Reason: To ensure the provision of the required access.

20. That the developer incorporates the recommendations contained within the Stage 1/2 Road Safety Audit prepared by Stewart Paton Associates reference 5332 dated 16 July 2022.

Reason: In the interests of road safety.

21. That prior to commencing works on site, the developer shall consult with Strathclyde Partnership for Transport on improving access to public transport from the development and submit the findings, along with timescales for implementation of any recommendations, for the written approval of the Council as Planning and Roads Authority.

Reason: To improve public transport links.

22. That junction and forward visibility splays shall be provided in accordance with drawing 805354/E16 (Original) and that nothing over 900mm in height as measured above the adjacent road channel level, i.e., trees, shrubs, walls etc., shall be permitted within these visibility splays.

Reason: In the interests of traffic and public safety.

23. That all driveways, parking bays and access to parking courtyards shall be served by 2metre x 20metre visibility splays in both directions and pedestrian visibility splays of 2.4 metres x 2.4 metres measured from within the driveway looking in both directions along the footway heel kerb, and that nothing over 600mm in height as measured above the adjacent footway level, i.e., trees, shrubs, walls etc., shall be permitted within any of these visibility splays.

Reason: In the interests of traffic and public safety.

24. That prior to any works commencing on site, the developer shall submit, for the written approval of the Council as Planning and Roads Authority, their construction phase surface water management strategy and once approved undertake all works in accordance with the agreed strategy.

Reason: To ensure the provision of a satisfactory water management strategy.

25. That all car parking spaces shall be provided in accordance with drawing DRIVEWAYS001 (Original) in compliance with the SCOTS National Roads Development Guide as follows:

2 and 3 bedrooms - 2 parking spaces

4 and 5 bedrooms - 3 parking spaces

Reason: To ensure adequate parking provision.

26. That all residential dwellings hereby approved, shall be provided with access to their own electric vehicle charging point capable of delivering a minimum 7kw charge all in accordance with the Council's 'Supporting Planning Guidance - Electric Vehicle Charging Points August 2022'. Where EVC points are not located within a private driveway, then details shall include arrangements for siting of charging posts taking account of parking bays, boundary features and pedestrian movement, and be accompanied by proposals for maintenance arrangements. Once approved the agreed EVC provision shall be installed, commissioned, and maintained in accordance with the approved plans and specifications prior to that property which it serves being occupied.

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

27. That, before any dwellinghouse within the development hereby approved is completed or brought into use, the first two metres of the associated driveway shall be surfaced, trapped and sealed to prevent any deleterious material or water from leaving the carriageway and entering the driveway, to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of road safety.

28. That none of the garage driveways shall have a gradient in excess of 1 in 12.

Reason: In the interests of traffic and public safety.

29. That the developer shall provide grit bin hard standing areas (1m x 1.5m behind footways) as identified on drawing DRIVEWAYS001 (Original) in line with the development phasing and supply approved grit bins for each of these locations.

Reason: In the interests of road safety.

30. Prior to works commencing on site, the applicant shall submit, for the written approval of the Council as Planning and Roads Authority, detailed proposals and programme for alterations to existing gas apparatus at the site entrance.

Reason: This detail has not been submitted.

31. Prior to any works commencing on site, the applicant shall undertake an invasive weed survey, which shall include nuisance weeds such as Horsetail, and submit the findings of the survey along with their proposed remediation strategy, all for the written approval of the Council as Planning and Roads Authority, prior to commencement on site of any topsoil stripping or other earthworks. That no invasive weeds or nuisance weeds shall be permitted below or within influencing distance of the public road. Once approved, all works shall be progressed in accordance with the agreed remediation strategy.

Reason: To ensure that the site is free from the presence of invasive weeds.

32. That the developer submits for the written approval of the Council as Planning and Roads Authority a Residential Travel Plan and once approved shall issue a copy of the approved Residential Travel Plan to each new homeowner as part of their moving in pack.

Reason: To promote active travel.

33. That prior to any works commencing on site, the developer shall submit for the written approval of the Council as Planning and Roads Authority, a Traffic Management Plan (TMP) to cover all construction traffic access entering and exiting the site via the roundabout access at Strathaven Road. The TMP shall include wheel washing arrangements, delivery routes, turning areas, compound layout including on-site parking facilities for staff and visitors. Once approved works shall be undertaken in accordance with the approved TMP.

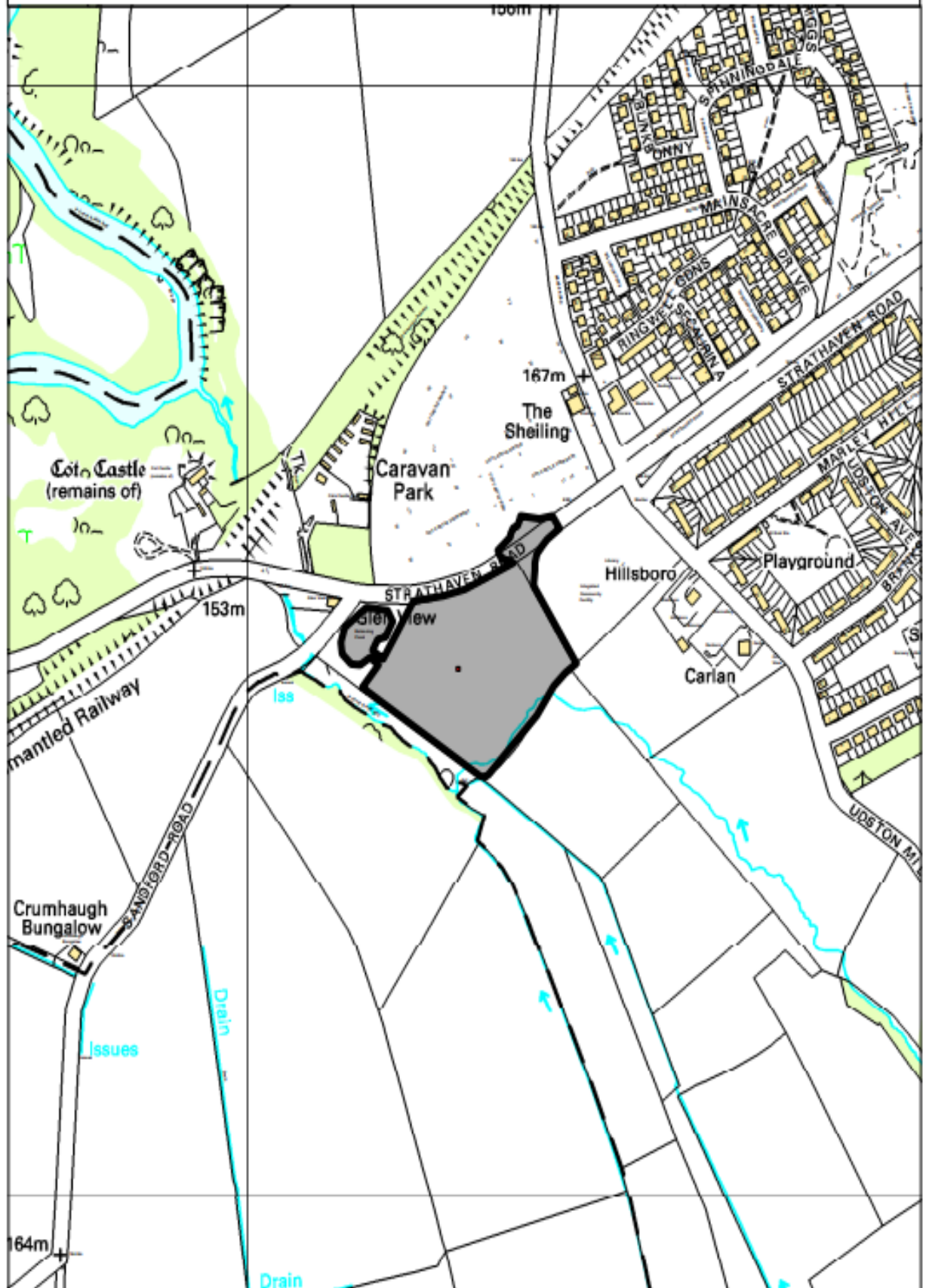
Reason: In the interests of traffic and public safety.

34. That prior to and on completion of the site works, the developer shall undertake a roads dilapidation survey of the roundabout and first 50 metres of each approach arm in conjunction with the Roads Area Office. Interim dilapidation surveys shall be undertaken to a frequency as directed by the Roads Area Office. Written reports shall include photographs and records plans for each inspection and shall be submitted for record purposes within timescales determined by the Council. The applicant will be responsible for repairing any damage to the road deemed by the Council to be a consequence of their activities within timescales deemed appropriate to the type of defect identified.

Reason: This detail has not been submitted or agreed.

P/22/0851

Land 165M Southwest of South Lanarkshire Lifestyles, Stonehouse



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Scale:  
1:5,000  
Date:  
19/08/2022



**South Lanarkshire Council**  
**Community and Enterprise Resources**  
Planning and Economic Development