

Report

Report to:	Planning Committee
Date of Meeting:	15 February 2022
Report by:	Interim Executive Director (Community and Enterprise Resources)

Application no.	P/21/1126
Planning proposal:	Residential development of 203 dwellings with associated roads, footpaths, open space, land engineering operations, sustainable drainage and landscaping (Approval of matters specified in conditions)

1. Summary application information

Application type:	Approval of matters specified in conditions
Applicant:	Taylor Wimpey West Scotland and David Robert Lingard
Location:	Land 185M Northeast of Beechfield Manor Meikle Earnock Road Hamilton 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) This development is located within the Hamilton Community Growth Area and will be covered by the Planning Obligation which was agreed as part of the planning permission in principle application (HM/10/0052) for the site. The purpose of the Planning Obligation is to ensure the submission of an equitable financial contribution, on an agreed pro-rata basis, in relation to infrastructure and other costs associated with the Hamilton Community Growth Area, namely Roads Infrastructure, Education Provision, Community Facilities and Affordable Housing.

3. Other information

- ◆ Applicant's Agent: n/a
- ◆ Council Area/Ward: 18 Hamilton West and Earnock
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (Adopted)**
 - Policy 1 - Spatial Strategy
 - Policy 5 - Development Management and Place Making
 - Policy 7 - Community Infrastructure Assessment
 - Policy 11 - Housing Land
 - Policy 12 - Affordable Housing
 - Policy 14 - Natural and Historic Environment
 - Policy 15 - Travel and Transport
 - Policy 16 - Water Environment and Flooding
 - Policy SDCC2 - Flood Risk
 - Policy SDCC3 - Sustainable Drainage Systems
 - Policy SDCC4 - Sustainable Transport
 - Policy DM1 - New Development Design
 - Policy DM15 - Water Supply
 - Policy DM16 - Foul Drainage and Sewerage
 - Policy NHE 9 - Protected Species
 - Policy NHE18 - Walking, Cycling and Riding Routes
 - Policy NHE20 – Biodiversity

- ◆ **Representation(s):**

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

- ◆ **Consultation(s):**

Roads
Community and Enterprise Resources - Play Provision Community Contributions
Environmental Services
Education Resources
Scottish Water

Planning Application Report

1. Application Site

- 1.1. This application relates to an irregular shaped area of land located to the north and south of Meikle Earnock Road, measuring 1.2 hectares in area, a short distance to the south east of Hamilton. The site is roughly split in half by Meikle Earnock Road, with the southernmost part of the site wrapping around Broomknowe Farmhouse. The site forms part of the Hamilton Community Growth Area (HCGA) and consists of previously undeveloped farmland. The land undulates on both sides of Meikle Earnock Road and is bounded to the south by Cadzow Burn, woodland, agricultural land and housing to the north, new residential development to the east and existing residential properties to the west, along with a large electricity distribution site. Beyond the Cadzow Burn to the south is further farmland which is located within the HCGA and which is earmarked for future residential development.

2. Proposal(s)

- 2.1. The applicant seeks approval of matters specified in condition of planning permission in principle (HM/10/0052) granted for residential development and associated works within the HCGA. In terms of the detail of the proposal, the submitted layout shows the provision of 203 dwellinghouses within the site incorporating a variety of properties ranging from two bedroom semi-detached to five bedroom detached, two storey properties. The proposed dwellings would incorporate a variety of parking arrangements including integral or detached garages, driveway parking and parking courts to ensure each property had appropriate parking provision based on the number of bedrooms. The proposed finishing materials for the dwellings would be a mixture of red or grey concrete roof tiles, render and brick walls and UPVC windows.
- 2.2. The development is split into two halves due to the location of Meikle Earnock Road. Each part of the site would be accessed from Meikle Earnock Road and a new roundabout would be constructed on Meikle Earnock Road, which in the fulness of time will provide a link to a crossing over the Cadzow Burn and Strathaven Road beyond, through the southern part of the HCGA. The layout includes pockets of amenity open space in addition to a small play area and green corridors running along the site boundaries where appropriate. The site would incorporate sustainable urban drainage (SUDs) into its design.
- 2.3. A Woodland Management Plan, Tree Survey, Archaeology Report, Air Quality Assessment, Bus Strategy Report, Phase 1 Habitat and Protected Species Survey and a Bat Survey are among the documents which were submitted as supporting information.

3. Background

3.1. Local Plan Status

- 3.1.1. In determining planning applications, the Council must assess the proposals against the policies contained within the adopted South Lanarkshire Local Development Plan 2 (2021) (SLLDP2).
- 3.1.2. In terms of the SLLDP2, the application site is designated as being a Community Growth Area for Hamilton (Policy 1 - Spatial Strategy) and as forming part of the Council's housing land supply (Policy 11 - Housing Land). Residential uses are supported within such sites, subject to compliance with normal development management criteria.

3.1.3. A number of other policies within the adopted SLLDP2 are also considered appropriate to the determination of this application, namely, Policy 5 - Development Management and Placemaking, Policy 7 - Community Infrastructure Assessment, Policy 12 - Affordable Housing, Policy 13 - Green Network and Greenspaces, Policy 14 - Natural and Historic Environment, Policy 15 Travel and Transport, Policy 17 - Water Environment and Flooding, Policy SDCC2 - Flood Risk, Policy SDCC3 - Sustainable Drainage Systems, Policy SDCC4 – Sustainable Transport, Policy DM1 – New Development Design, Policy DM15 - Water Supply, Policy DM16 - Foul Drainage and Sewerage, Policy NHE 9 - Protected Species, Policy NHE18 - Walking, Cycling and Riding Routes and NHE20 - Biodiversity. The aim of these policies and guidance is to seek well designed developments which are located in appropriate locations, appropriately serviced and result in no adverse impacts.

3.1.4. 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. Relevant Government Advice/Policy

3.2.1. In terms of Housing, Scottish Planning Policy states 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 across all tenures. New housing developments should be integrated with public transport and active travel networks, such as footpaths and cycle routes, rather than encouraging dependence on the car. New streets should connect well with existing streets and with walking and cycling networks and allow for links into future areas of development.

3.2.2. Designing Streets – A Policy Statement for Scotland supports Designing Places and 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. The application site forms part of the designated Hamilton CGA (Planning in Principle application HM/10/0052) which was approved in May 2017, following the conclusion of the associated planning obligation under Section 75 of the Planning Act, in relation to infrastructure, education, affordable housing and community facilities associated with the Hamilton Community Growth Area.

3.3.2. It is noted that a number of detailed residential developments have been approved within the Hamilton CGA and works have commenced on site to deliver these proposals at Meikle Earnock Road and Highstonehall Road (application no(s). HM/16/0022, HM/16/0486, HM/17/0047, HM/17/0424, HM/18/0014 and P/19/1792).

4. Consultation(s)

4.1. **Roads** – have advised that following discussion minor amendments have been made to the layout and are now satisfied subject to a number of conditions.

Response: - It is considered that the matters raised can be addressed, in this instance, through the use of appropriately worded conditions and/or informatives attached, where appropriate, to any consent issued.

- 4.2. **Environmental Services** – have advised that they have no objections to the proposal subject to conditions and/or informatives relative to the undertaking of a site investigation, remediation of contamination, dust control and noise control.
Response: - Appropriately worded conditions and/or informatives can be added, where appropriate, to any consent issued.
- 4.3. **Community and Enterprise Resources (Play Provision):** - have confirmed that the proposal is acceptable in principle from a community/play provision perspective. However, any open spaces/play areas provided would not be adopted by the Council for future maintenance and as such private factoring would be required. They also note that there are several community assets within the local area which require investment due to the impact of the development.
Response: - Appropriately worded conditions and/or informatives can be added, where appropriate, to any consent issued in terms of play equipment provision. In terms of the requirement for a financial contribution toward existing facilities, it is confirmed that this matter would be the subject of a S75 Obligation in line with the wider Hamilton Community Growth Area contributions.
- 4.4. **Education Resources:** - have advised that a financial contribution towards educational accommodation would be required.
Response: - As noted above, this matter would be the subject of a legal agreement in line with the wider Hamilton Community Growth Area contributions.
- 4.5. **Scottish Water:** - have offered no objections to the proposal. However, they have advised that the applicants should complete, and submit to Scottish Water, a Pre-Development Enquiry (PDE) Form and that they will not accept any surface water connection to their combined sewer system.
Response: - An informative can be added to any decision issued to address these comments. The applicant is aware of these requirements.
5. **Representation(s)**
- 5.1. Statutory neighbour notification was undertaken and five representations were received. The points raised are summarised below:-
- a) **The development will impact on wildlife which currently uses the site, including badgers.**
Response: The application has been supported by appropriate wildlife surveys and no issues have been raised. Appropriate conditions will be attached to any consent to ensure any impacts on wildlife are avoided or suitably mitigated.
- b) **The development may impact upon and/or damage the water supply for Broomknowe.**
Response: Whilst this matter has been raised, the exact location of the water supply is not known at this time. It will be the responsibility of the developer to investigate this matter further and ensure that no issues arise once development commences on site.
- c) **The proposed access to/from Broomknowe is not suitable.**
Response: The application has been assessed by the Council's Roads Service and no issues have been raised.

- d) **The development will result in an increase in the amount of traffic in the area.**
Response: The application has been assessed by the Council's Roads Service and no issues have been raised. This site forms part of the Hamilton Community Growth Area and as such will result in a number of improvements throughout Hamilton to mitigate the impacts of additional traffic on the local road network.
- e) **There will be disruption to neighbouring properties during construction on site.**
Response: There will be a degree of disruption from any development and subject to good working practices being employed on site, the impacts on neighbouring properties will be minimised.
- f) **There is inadequate street lighting in the surrounding area at present.**
Response: This issue is noted and it is anticipated that the development will result in improvements to the street lighting in the surrounding area. In addition, the application has been assessed by the Council's Roads Service and no issues have been raised.
- g) **The development should incorporate suitable drainage proposals. The site boundary is also close to the outfall from an existing septic tank and there is an opportunity for the developer to extend the sewerage connections to neighbouring properties.**
Response: The application has been assessed by the Council's Roads Service and no issues have been raised. In addition, there will be a requirement for suitable drainage to be provided on site and controlled through an appropriately worded planning condition.
- h) **The junction of Meikle Earnock Road and Muttonhole Road should be upgraded to ensure that it is safe and fit for purpose.**
Response: The application has been assessed by the Council's Roads Service and no issues have been raised.
- i) **Suitable speed restrictions and traffic calming should be formed on Meikle Earnock Road and the surrounding area for the purposes of road safety.**
Response: The application has been assessed by the Council's Roads Service and no issues have been raised.
- j) **Suitable screening should be planted/retained at the boundary of the site with neighbouring residential properties.**
Response: It is not considered that any unacceptable overlooking or privacy issues will arise as a result of this development. However, landscaping conditions will be attached to any consent granted in order to ensure that appropriate planting is undertaken as part of the development.

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

6. Assessment and Conclusions

- 6.1. Permission is sought for the erection of a residential development, comprising 203 units and associated works, on the edge of Hamilton. The proposed development represents a continuation of residential development within the HCGA. Access to the application site would be taken from Meikle Earnock Road and it would form a continuation of existing residential development whilst also providing a link to a future

crossing over the Cadzow Burn which will allow an alternative route between Meikle Earnock Road and Strathaven Road to be formed as the HCGA progresses towards completion.

- 6.2. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications must be determined in accordance with the development plan unless other material considerations indicate otherwise. The determining issues in consideration of this application, therefore, are its compliance with national and local plan policy, and other applicable guidance, its impact on amenity and on the local road network. Furthermore, Scottish Planning Policy (SPP) highlights that where a proposal accords with an up-to-date development plan, it should be considered acceptable in principle.
- 6.3. The adopted South Lanarkshire Local Development Plan 2 (SLLDP2) identifies the application site as being within the Hamilton Community Growth Area (Policy 1) and forming part of the Council's housing land supply (Policy 11). It is considered that the proposals take account of wider visions that the Council has in respect of the Hamilton Community Growth Area and retains the ability to integrate well with the future development of the land surrounding the site, which forms part of the wider scheme. The principle of developing this site for housing is therefore acceptable, subject to compliance with normal development management criteria. The proposed development therefore raises no issues from a land use perspective and can be considered to accord with national planning policy.
- 6.4. The matters considered appropriate, in terms of development management criterion, are set out within Section 3.1.3 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 account of appropriate guidance and the area within which it is located.
- 6.5. Having considered the design and layout of the development, 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. The proposed development meets the main standards set out in the Council's Residential Design Guide, which provides additional advice and sets out the criteria against which new housing development should be assessed, particularly in relation to road layout, house to plot ratios, rear garden depths, open space and car parking provision. In addition, it is noted that the proposed dwellings are of a similar scale and style to those being developed elsewhere within the Hamilton CGA. The proposal therefore raises no concerns in terms of Policies 5 - Development Management and Place Making and DM1 – New Development Design. The layout, design and density of the development are considered to be acceptable.
- 6.6. The site has been assessed in terms of flood risk and drainage and will be developed in accordance with the principles of sustainable urban drainage and is considered acceptable. In addition, foul drainage will be treated in accordance with the specification and requirements of both Scottish Water and the Council's Flood Risk Management guidance. On this basis, it is considered that the proposal accords with Policies 16 - Water Environment and Flooding, SDCC 2 - Flood Risk, SDCC 3 - Sustainable Drainage Systems, DM15 - Water Supply and DM16 - Foul Drainage and Sewerage of the SLLDP and supplementary guidance.
- 6.7. In terms of potential impact on the natural environment and protected species (Policies 14 and NHE19), it is considered appropriate to require, prior to any works commencing on site, the undertaking of an assessment of the site, by an appropriately qualified

person, in terms of any potential impact on wildlife species and habitats. With regard to biodiversity, Policy NHE20, the applicants have submitted an ecological report in support of the application which notes that the site is of limited ecological value. However, the site has potential to support a range of species which, through appropriate mitigation measures, any impact can be minimised and addressed.

- 6.8. It is noted that the overall site will be integrated into existing and future networks through the use of Meikle Earnock Road. In terms of Policy NHE18 - Walking, Cycling and Riding Routes the proposal is, therefore, considered to raise no issues. With regards to Policy 15 – Travel and Transport and Policy SDCC4 – Sustainable Transport it is noted that a Bus Strategy Report was submitted in support of the application. This highlights that the site is accessible to existing and proposed footpath links and is in close proximity to regular bus services, which could be extended to serve the site and wider Community Growth Area. Furthermore, it notes that the impact of the proposed development, in terms of projected vehicular trips, would be limited.
- 6.9. There is a requirement to provide a contribution towards wider requirements associated with the site's designation as part of the HCGA. This is consistent with the requirements of Policy 7 - Community Infrastructure Assessment and these matters are covered by the existing Section 75 Planning Obligation which forms part of the planning permission in principle approval for the site. With regard to the provision of affordable housing, in accordance with Policy 12 - Affordable Housing, land has been allocated within the wider Hamilton CGA area and, therefore, there is no requirement within the current application site for such provision. However, a financial contribution would be required to assist in the provision of off-site accommodation.
- 6.10. In relation to road safety, it is noted that Roads and Transportation Services have offered no objections in this regard. Whilst noting Roads and Transportation Service's comments with regards to the submission of additional details, it has been agreed that this can be addressed through the use of conditions attached to any approval given.
- 6.11. In terms of impact on the amenity of the area, it is considered that the proposed development has been designed in such a manner that it will not be detrimental to the amenity or privacy of the area or the properties immediately adjoining the site.
- 6.12. In summary, it is considered that the application conforms to both national and local plan policy and that the proposal raises no significant environmental, infrastructure or road safety issues. Furthermore, the proposed works will contribute to the delivery of this part of the Hamilton CGA, which has been identified for residential purposes for over 10 years and will assist the Council in meeting its housing needs. On the basis of the above assessment, 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 2 (namely Policies 1 - Spatial Strategy, 5 - Development Management and Place Making, 7 - Community Infrastructure Assessment, 11 - Housing Land, 12 - Affordable Housing and Housing Choice, 14 - Natural and Historic Environment, Policy 15 - Travel and Transport, Policy 16 – Water Environment and Flooding, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems, Policy SDCC4 – Sustainable Transport, DM1 – Design, DM15 - Water Supply, DM16 - Foul Drainage and Sewerage, NHE 9 - Protected Species and NHE18 - Walking, Cycling and Riding Routes).

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

Alistair McKinnon

Interim Executive Director (Community and Enterprise Resources)

Date: 4 February 2022

Previous references

- ◆ HM/09/0348
- ◆ HM/10/0052 – Planning Committee – 28 March 2017

List of background papers

- ◆ Application form
- ◆ Application plans
- ◆ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ◆ Neighbour notification letter dated

- ◆ Consultations

Community and Enterprise Resources – Play Provision	26.08.2021
Community Contributions	
Roads	28.09.2021
Environmental Services	14.09.2021
Education Resources	04.02.2021
Scottish Water	26.08.2021

◆ Representations	Dated:
Mrs Margaret Clark, Broomknowe Farm, off Meikle Earnock Road, Hamilton, ML3 8RN	21.08.2021
Mr and Mrs I Crawford, Beechfield House, Meikle Earnock Road, Hamilton, South Lanarkshire, ML3 8RN	13.09.2021
Mr John Munro, 300 Meikle Earnock Road, Hamilton, South Lanarkshire, ML3 8RW	26.08.2021
Mr Archie Clark, Broomknowe Farm, off Meikle Earnock Road, Hamilton, ML3 8RN	16.08.2021
Mr John Selfridge, Beechfield Manor, Meikle Earnock Road, Hamilton, ML3 8RN	19.08.2021

Contact for further information

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

Bernard Darroch, Area Manager, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455179

Email: bernard.darroch@southlanarkshire.gov.uk

Conditions and reasons

01. That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.

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

02. 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 in writing by the Council as Planning Authority.

Reason - These details have not been submitted or approved.

03. That before any of the dwellinghouses situated on the site upon which a fence, approved under the terms of Condition 2 above, 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 this consent, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason - In order to retain effective planning control.

04. Prior to the commencement of development on site, details of the proposed landscaping for the site shall be submitted for the written approval of the Planning Authority. Thereafter the open space/landscaping, as relates to the development hereby approved, shall be laid out in accordance with the approved details and simultaneously with the development and shall be completed, and thereafter be maintained and replaced where necessary, to the satisfaction of the Council as Planning Authority.

Reason: In the interests of amenity.

05. 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.

06. That before any work commences on the site details of a proposed equipped play area within the application site shall be submitted to the Council as Planning Authority for written approval 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

07. That prior to the completion, or occupation, of the last dwellinghouses within the development all of the works required for the provision of equipped play area(s) included in the scheme approved under the terms of Condition 6 above, shall be completed, and thereafter, that area shall not be used for any purpose other than as an equipped play area.

Reason - In order to retain effective planning control

08. Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.

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

09. 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.

10. That before any work commences on site, a maintenance and management scheme shall be submitted to and approved by the Council as Planning Authority and it shall include proposals for the continuing care, maintenance and protection of:-

- (a) The proposed footpaths;
- (b) The proposed parking areas;
- (c) The proposed external lighting provided for the area(s);
- (d) The proposed play areas;
- (e) The proposed grassed, planted and landscaped areas;
- (f) The electrical vehicle charging points;
- (g) The proposed fences to be erected along the boundaries of the site.

Reason - To safeguard the amenity of the area.

11. That prior to the occupation of any dwellinghouse, hereby approved, the maintenance and management scheme approved under the terms of Condition 10 above shall be in operation.

Reason - To safeguard the amenity of the area.

12. That prior to any works commencing on site, or as otherwise agreed in writing with the Council as Planning Authority, a traffic management plan shall be submitted detailing, staff parking, wheel washing facilities, routing of traffic and phasing of the works. The submitted traffic management plan shall include provisions for the following:-

- That any detritus material carried from the site on to the public road network to be cleared by the applicant on a daily basis.
- Ensure the road network immediately adjacent to the site is kept clear of mud and debris, the applicant must ensure a road brush motor is made available throughout.
- The provision of adequate wheel washing facilities to be in operation at all times during any earth moving operations.
- That a "clean zone" should be maintained between the end of the wheel wash facility and the public road.
- A plan showing a turning area within the site, to enable vehicles to access and exit the site in forward gears.
- A plan showing the location and number of spaces for site staff / operatives.
- That Meikle Earnock Road via Muttonhole Road be used as the main route for construction traffic unless otherwise agreed.

The agreed traffic management plan will fully operational prior to any works commencing on site, thereafter implemented in accordance with the agreed scheme.

That during the construction period, all roads within the delivery route will be maintained by the applicant or repaired by the Council's Roads & Transportation Services and recharged accordingly

Reason - In the interest of road and public safety.

13. That a continuous 2 metre wide footway should be provided across the full frontage of the development site with Meikle Earnock Road and a 3m wide cycleway on the south side of Meikle Earnock Road. Prior to works commencing on site, details of which should be submitted to and agreed by the Council as both Roads and Planning Authority and thereafter implemented to the satisfaction of the Council's Roads Services.

Within any submitted scheme appropriate crossing points, incorporating dropped kerbs, should be provided on the proposed and existing footways and bus stops, incorporating shelters, should also be provided in both directions.

Reason - In the interest of road and public safety.

14. That prior to any works commencing on site, or as otherwise agreed in writing with the Council as Planning Authority, the location of proposed bus stop locations shall be agreed with the Council as Planning and Roads Authority. Thereafter the agreed scheme shall be fully implemented, prior to the occupation of any dwelling house hereby approved.

Reason - In the interest of road and public safety.

15. The applicant must meet the costs of promoting and if successful, implementing a Traffic Regulation Order to extend the existing 30mph speed limit to the southern boundary of the development (or other appropriate location as identified by Roads & Transportation Services). The implementation should include new gateway signing/features and speed limit countdown signage and road markings.

The internal development shall be promoted as 20mph speed limit with appropriate signage.

Reason - In the interest of road and public safety.

16. 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, in consultation with Roads (Flood Risk Management Team).

That submitted details will include a drainage strategy detailing arrangements for the capture and treatment of surface water run-off to prevent debris and silts entering the surface water system.

The proposed drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and requirements and be supported by a Flood Risk Assessment, which should include an assessment of the existing culvert to the north of the application site. Thereafter all works will be carried out in accordance with the agreed scheme to the satisfaction of the Council as Planning Authority, Roads (Flood Risk Management Team).

Reason - To ensure the provision of a satisfactory land drainage system.

17. That before development hereby approved is completed or brought into use, the new access shall be implemented on site and completed. The details of which shall be submitted to, and agreed by, the Council as Planning and Roads Authority prior to any works commencing on site, or as otherwise agreed by the Council. Thereafter the works will be carried out in accordance with the agreed works.

Reason - In the interest of public safety.

18. That parking provision for each house type shall be in accordance with the requirements on page 167 of the SCOTS National Roads Development Guide with all private vehicular driveways provided to the following standards:

- i) Driveways should be accessed via a drop kerb.
- ii) Parking space should be 6 metres by 3 metres. (For a garage to count as a parking space it must be 3 metres (including the entrance) by 7 metres.
- (iii) The first 2.0m of this should be of bound or block construction to ensure that loose material is not deposited on to the road.
- (iv) All driveways should be perpendicular to the road with 45 degree splays on either side (over verges).
- (v) The minimum gradient of the driveways should be 1:10.
- (vi) All surface water should be contained, controlled and discharged within the confines of the driveway so that there is no discharge of water onto the footway/road and compliant with SEPA and Scottish Water requirements.

Reason - To ensure the provision of adequate parking facilities to serve the development.

19. That before the development hereby approved commences on site, the applicant shall submit for the written approval of the Roads Authority a plan showing the required visibility splay information as referred to below.

- i) All junctions shall have a 2.4metre x 43metre visibility splay in each direction.
- ii) All driveways/parking bays onto adoptable roads shall have a 2metre x 20metre visibility splays in each direction within traffic calmed areas; and 2.0metre x 35metre elsewhere.

- iii) Pedestrian visibility splays of 2.4metres x 2.4metres (measured along heel kerb from both driveway edges) required at all driveways.
- iv) Forward visibility splays at speed bends shall be 15metres and 35metres at all other locations.
- v) No driveways/parking areas shall be located within the visibility splays referred to above.

Nothing over 900mm in height, i.e., trees, shrubs, walls etc., is permitted within any of the visibility splays referred to above.

Reason - In the interest of road and public safety.

20. That before the development hereby approved commences on site, the applicant shall submit for the written approval of the Roads Authority a plan showing that:

- i. all areas of carriageway and verge crossings within shared surface/monoblocked areas shall be formed to carriageway construction specially approved by the Council as Roads Authority.
- ii. areas of asphalt carriageway shall be formed in camber and all shared surface/monoblocked areas shall be formed in crossfall.
- iii. proposed levels layouts showing any slopes adjacent to the public road at gradients not exceeding 1 in 2 separated from the road/heel kerb edge by 0.5m level berm.
- iv. The provision of 1metre deep by 1.5metre wide grit bin hard standing areas located to the back of the heel kerb. These areas shall be constructed as per the footway construction. Where the carriageway is constructed as a shared surface the hard standing should be located within the service strip and be a minimum of 2m x 1.5m.

Reason - In the interest of road and public safety.

21. That:-

- (a) The applicant shall be required to undertake a comprehensive site investigation, carried out to the appropriate Phase level, to be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:-
 - (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
 - (ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;
 - (iii) BS 10175:2001 - 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.

22. That:-

- (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.

23. That before the development hereby approved commences on site, the applicant shall submit a Road Construction Consent application accompanied by a Stage 2 Road Safety Audit and Designer's Response.

Reason - In the interest of road and public safety.

24. That, unless agreed in writing with the Council as Planning Authority, the development hereby approved shall be undertaken in accordance with the recommendations contained within the Habitat and Protected Species Survey dated August 2021.

Reason: In order to ensure the protection of the specified species.

25. 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.

27. That the proposed Meikle Earnock Road roundabout shall be designed in accordance with the DMRB (CD 116), and be accompanied by a Stage 2 Road Safety Audit before works commence on site. It shall be demonstrated that the proposed traffic flows can be accommodated. Following completion, a stage 3 safety audit shall be undertaken.

Reason: In the interest of road and public safety.

28. That before work commences on site, a phasing plan detailing the infrastructure works shall be submitted for the written approval of the Planning Authority. The plan shall demonstrate that the improvements to Meikle Earnock Road (widening with cycleway/ footway) along with the link towards the Cadzow Burn (new spine road) is constructed during the first phase of development. The plan shall detail the extent of the works to ensure a connection can be made to the next section of the spine road.

Reason: In the interest of road and public safety and to ensure that the development is suitably connected to the wider HCGA.

29. That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.

Reason: In the interests of amenity and to ensure the protection and maintenance of the existing trees within the site.

30. That unless otherwise agreed, prior to the commencement of the development hereby approved (including any demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Council as Planning Authority. Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- e) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.

- f) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- g) A specification for scaffolding and ground protection within tree protection zones.
- h) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- i) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- j) Boundary treatments within the RPA
- k) Methodology and detailed assessment of root pruning
- l) Arboricultural supervision and inspection by a suitably qualified tree specialist
- m) Reporting of inspection and supervision
- n) Methods to improve the rooting environment for retained and proposed trees and landscaping

The development shall thereafter be implemented in strict accordance with the approved details.

Reason: To ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

31. That unless otherwise agreed, before any development or construction work begins, a pre-commencement meeting shall be held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Council as Planning Authority to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed OR that all tree protection measures have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details or any variation as may subsequently be agreed in writing by the Council as Planning Authority.

Reason: To ensure that the Council as Planning Authority are satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details.

32. The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in condition 23 above, shall be submitted for approval in writing by the Council as Planning Authority within 28 days from completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by a suitably qualified and pre-appointed tree specialist.

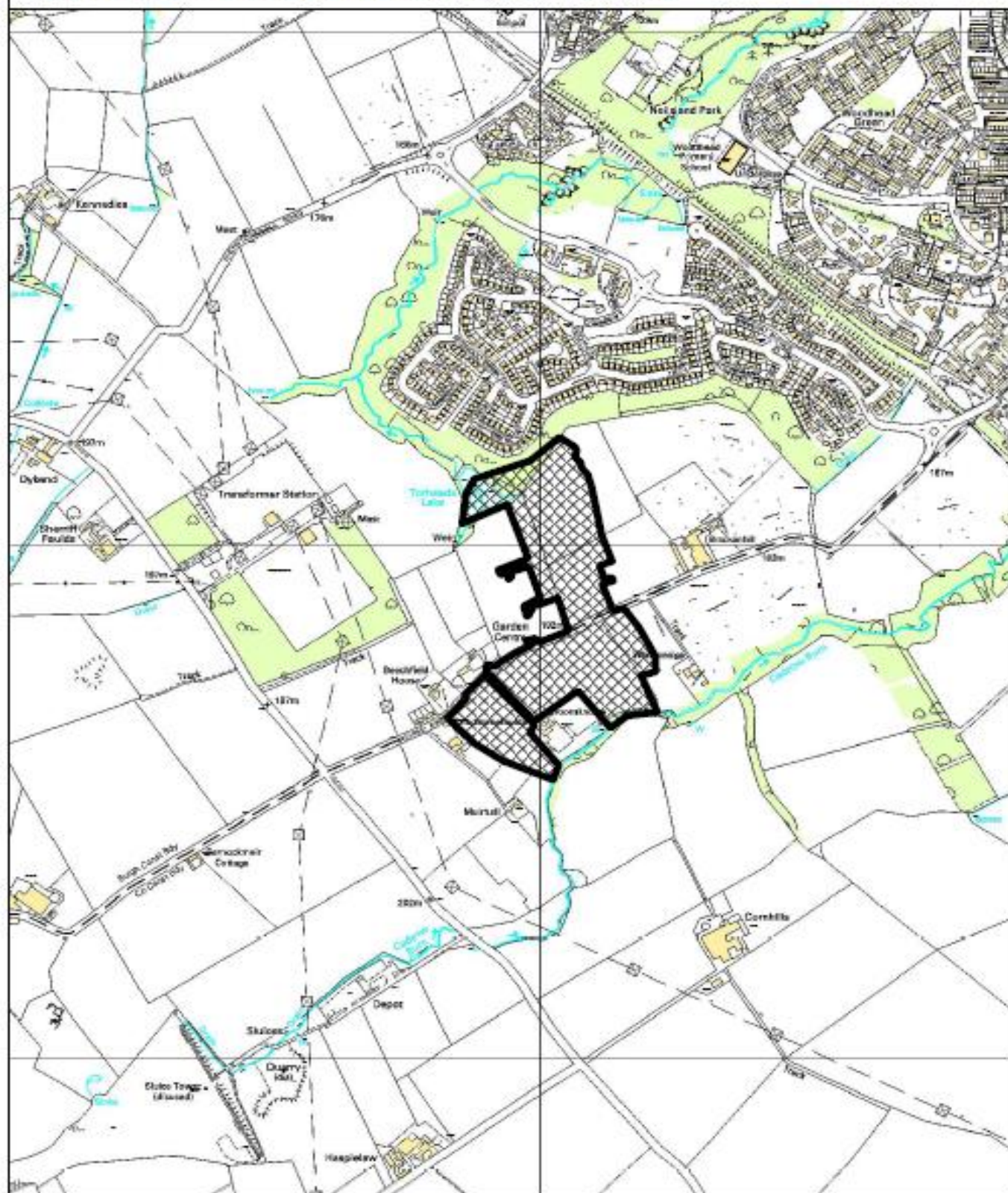
Reason: To ensure compliance with the approved tree protection and arboricultural supervision details.

33. Unless otherwise agreed in writing and prior to works commencing on site, the applicant shall submit details to demonstrate each dwelling has access to their own electric vehicle charging (EVC) point. Where parking is provided within a shared courtyard details shall also include arrangements for siting charging posts, taking account of parking bays, boundary features, pedestrian movement along with maintenance arrangements all for the written approval of the Council as Planning Authority. Thereafter 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.

Land 185M Northeast of Beechfield Manor, Meikle Earnock Road, Hamilton



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South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development