

Report

Report to:	Planning Committee
Date of Meeting:	23 March 2021
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/20/1365
Planning proposal:	Erection of child care nursery (113 children), associated car parking, drop-off/pick-up facilities, external play area, 2.4 metre high weld mesh fencing and relocation of electrical substation

1 Summary application information

Application type:	Detailed planning application
Applicant:	South Lanarkshire Council
Location:	Land 30 metres north of 21 Clyde Terrace Clyde Terrace Bothwell

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 application has attracted a substantial body of objections and the recommendation is to grant planning consent subject to conditions. In accordance with Council procedures and following a request for a hearing, it has been agreed that a hearing will be granted prior to determining the application.
- (2) The Planning Committee has delegated powers to determine this application.

3 Other information

- ◆ Applicant's Agent: Lorna Carmichael
- ◆ Council Area/Ward: 16 Bothwell And Uddingston
- ◆ 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 14 – Green Network and Greenspace
 - Policy 15 – Natural and Historic Environment
 - Policy 16 – Travel and Transport
 - Policy 17 – Water Environment and Flooding

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

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

Policy DM1 – Design

Policy DM13 – Development within General Urban
Area/Settlements

Natural and Historic Environment SG

Policy NHE19 – Protected Species

**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

**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 13 – Green Network and Greenspace

Policy 14 – Natural and Historic Environment

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

Policy NHE9 – Protected Species

◆ **Representation(s):**

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

◆ **Consultation(s):**

Roads Development Management Team

Roads Flood Risk Management

Environmental Services

Arboricultural Services

Scottish Water

Bothwell Community Council

Housing Planning Consultations

Planning Application Report

1 Application Site

- 1.1 The application site relates to an area of vacant land (1,674 square metres in area) located on the west side of Clyde Terrace, Bothwell. It is located between residential properties and is opposite an area of public open space. The area is residential in character with two storey residential properties being located along the western side of Clyde Terrace, beyond which Wooddean Park is located. A footpath link into Wooddean Park from Clyde Terrace is situated immediately to the south of the application site. A further area of public open space which was a former railway line, is found along the eastern side of Clyde Terrace. This area forms part of the Brighter Bothwell Nature Trail and provides pedestrian links through to Main Street, and beyond, with an access point being located opposite the proposed nursery site.
- 1.2 The application site was formerly utilised for garages/lock-ups which have long since been demolished, and now consists of an area of hardstanding, with access directly onto Clyde Terrace. There are areas of grass/scrub within the site, with the western boundary being formed by mature trees adjoining Wooddean Park. An electricity substation is currently located within this area.

2 Proposal(s)

- 2.1 This application, on behalf of South Lanarkshire Council, proposes the erection of a nursery school and the formation of on-street parking on Clyde Terrace and the relocation of the electricity substation to the eastern side of Clyde Terrace. The proposed building, which is of a modern design combining single and two storey elements, would occupy a large portion of the site, however, external play space would also be accommodated within the site. The design of the building is relatively typical of a modern nursery development and would be finished externally in a combination of brick (Raeburn Bothwell Castle), smooth render and zinc cladding.
- 2.2 In terms of accommodation, the proposed building would provide a 2-3 year play room, a 3-5 year playroom (both with cloakroom, toy store and toilet facilities), entrance lobby, main office, visiting services room, hygiene room, kitchen, laundry and drying rooms, server room, switch room, plant room and external toilet within the ground floor. Staff facilities (management room, multi-purpose room, staffroom and toilets) would be provided at first floor level.
- 2.3 It is anticipated that the nursery would be capable of accommodating 113 children, operating between 08:00am to 6:00pm and employ 25 staff.
- 2.4 Following concerns raised in terms of the proposed parking provision associated with the nursery, the proposal was amended to provide 32 on-street parking spaces on Clyde Terrace. Six spaces would be located immediately to the front of the proposed nursery entrance, with the remaining 26 spaces being located on the opposite side of Clyde Terrace. In addition, the entrance to Wooddean Park would be enhanced as part of the proposed works.
- 2.5 To accommodate the redevelopment of the site for the proposed nursery, it would be necessary to relocate the existing electricity substation. It is proposed that this would be located adjacent to the existing pavement on the east side of Clyde Terrace. The proposed location of the substation was revised to be immediately adjacent to Clyde Terrace rather than within the nature trail.
- 2.6 The applicant has submitted a number of documents in support of their application, namely:-

- Design Statement
- Transport Assessment
- Surface Water Discharge Options Report
- Preliminary Ecology Appraisal Report
- Tree Survey Report
- Ground Investigation Report and Geotechnical Design Report

3 Background

3.1 Local Development Plan Status

3.1.1 In determining planning applications, the Council must assess the proposal against the policies contained within both the adopted South Lanarkshire Local Development Plan (SLLDP) and associated Supplementary Guidance (SG) produced in support of the SLLDP, and the proposed South Lanarkshire Local Development Plan 2 (SLLDP2).

3.1.2 Adopted South Lanarkshire Local Development Plan (SLLDP)

The application site is on land identified as residential within the adopted SLLDP. 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, 14 – Green Network and Greenspace, Policy 15 – Natural and Historic Environment, 16 – Travel and Transport and Policy 17 – Water Environment and Flooding 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), Natural and Historic Environment SG (Policy NHE19 – Protected Species) and Sustainable Development and Climate Change SG (Policies SDCC3 – Sustainable Drainage System, SDCC4 – Water Supply, SDCC5 – Foul Drainage and Sewerage and SDCC10 – Sustainable Transport).

3.1.3 South Lanarkshire Local Development Plan2 (SLLDP2)

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 (SLLDP2); a number of modifications to the proposed Plan were recommended. At the Planning Committee on 1 December 2020, members agreed to the approval of all of the modifications in the examination report; the publication and public deposit of the Plan, as modified; and the submission of the Plan to Scottish Ministers.

3.1.4 The application site is on land identified as residential within the modified SLLDP2. In this instance, the proposed development requires to be assessed against Policies 1 – Spatial Strategy, 2 – Climate Change, 3 – General Urban Areas/Settlements, 5 – Development Management and Place Making, 13 – Green Network and Greenspace, 14 - Natural and Historic Environment, 15 – Travel and Transport, DM1 – New Development Design, DM15 – Water Supply, DM16 – Foul Drainage and Sewerage, SDCC3 – Sustainable Drainage Systems, SDCC4 – Sustainable Transport and Policy and NHE9 – Protected Species are relevant.

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 There is no planning history relevant to the determination of this application.

4 Consultation(s)

- 4.1 Roads (Development Management Team)** – following amendments to the proposal, including works to provide 32 on-street parking spaces and the analysis of submitted traffic assessment/parking surveys, they have confirmed that they offer no objections to the proposal. They have recommended that conditions should be included, should consent be granted, relative to the completion of the identified parking spaces, pedestrian crossing details, the submission of a Traffic Management Plan and Nursery Travel Plan etc.

Response: Appropriately worded conditions can be attached to any consent issued to address these points.

- 4.2 Roads (Flood Risk Management)** – have no objections to the application subject to the undertaking of a Flood Risk/Drainage Assessment in accordance with the latest industry guidance listed within the Council's Developer Design Guidance Note dated May 2020 and the provision of a sustainable urban drainage system (SUDS) within the site.

Response: Appropriately worded conditions can be attached to any consent issued to address these points.

- 4.3 Environmental Services** – have advised that they have no objection to the proposal, subject to conditions relative to noise control.

Response: Appropriately worded conditions can be attached to any consent issued to address these points.

- 4.4 Arboricultural Services** – Recommend that any decision be deferred until the impact of the development on existing trees within the site had been assessed.

Response: It is noted that there are no proposals to remove the existing trees within the site. It is also noted that a tree survey has been undertaken which advised that the trees within the site offer no issue, subject to minor works, in terms of their proximity to the proposed building. It further advised that during the construction phase of the development, appropriate measures should be put in place to protect the trees on site. Appropriately worded conditions can be attached to any consent issued to address these matters.

- 4.5 Scottish Water** – have advised that they have no objection to the proposal. They highlight that they will not accept any surface water connection into their combined sewer systems except in limited exceptional circumstances.

Response: The applicant is aware of the above comments and confirmed that surface water will be treated in an appropriate manner. Appropriately worded conditions can be attached to any consent issued to address these matters.

- 4.6 Bothwell Community Council** – whilst offering no formal objection to the proposal have noted the objections/concerns from local residents and hope that these are taken into consideration in the determination of the application.

Response: The comments made by the Community Council are noted. The representations received in respect of the development have been considered within Section 5 below.

- 4.7 Housing Planning** – have offered no objections.

Response: Noted.

5 Representation(s)

- 5.1** Statutory neighbour notification procedures were undertaken in respect of the development and an advert placed in the local press. Further neighbour notifications were undertaken following the amendment of the application site to include provision

for formalised on-street parking provision. In response, a total of 161 letters of representation objecting to the proposal were received, which include representations from Margaret Mitchell MSP and Councillor Kenny McCreary. In addition, a request for a hearing has been received by the Head of Planning and Economic Development. Following consultation with the Chair, it has been agreed that a hearing will be heard by the Planning Committee.

5.2 The grounds of objection can be summarised as follows:-

a) **Concerns over increased traffic, traffic congestion and public safety**

Response: It is acknowledged that there is potential for increased traffic within the surrounding area as a result of the introduction of a nursery at this location. However, it is considered that this would not result in an unacceptable impact in terms of the concerns raised. Given the nature of the proposed use, any traffic associated with the development will be largely spread out over short periods of time in the morning, evening and potentially lunchtimes when children are dropped off and picked up. The proposals have been amended to include the provision of formalised on-street parking for staff and visitors. These spaces will also be available for residents. It is also noted that the site is well located in terms of pedestrian links through Bothwell, and beyond, which could potentially reduce car usage associated with the proposed nursery.

It is further noted that Roads Development Management Team (DMT) have, following an assessment of the application, traffic assessment and operational characteristics of the proposed facility, offered no objection in terms of the concerns raised.

b) **Concerns over the lack of parking for both the nursery and residents**

Response: As noted above, the proposal was amended to provide improved on-street parking provision. These spaces would be unrestricted and be available for both the residents and the nursery. Roads (DMT) are satisfied that the level of parking proposed is sufficient for the proposed operation.

c) **Concerns over the impact of the relocated substation on the nature trail**

Response: It was originally proposed to relocate the electricity substation to an area within the nature trail, close to the access onto Clyde Terrace. The scheme has, however, been amended to reposition it on the edge of the nature trail park immediately adjacent to Clyde Terrace. The proposed location for the electricity substation is considered to be acceptable.

e) **Concerns over the impact of the proposal on Wooddean Park, including the loss of the pedestrian access lane**

Response: It is confirmed that the proposed development will not impact adversely on Wooddean Park or its operation. An area of mature trees along the rear of the site for the nursery would be retained. Furthermore, the existing pedestrian access to the park from Clyde Terrace would be retained, and enhanced, as part of the proposed works.

f) **Concerns in terms of the adverse impact on the character and amenity of the area due to the proposed building's design, including perimeter fencing and noise associated with such uses.**

Response: Educational facilities are considered appropriate uses within residential areas and, as such, are found in many residential areas in South Lanarkshire. Notwithstanding this fact, it is considered that the proposed nursery, whilst modern in its design, would not adversely impact on the amenity

of the area or surrounding properties in this instance. The design of the proposed building, and perimeter fencing, are fairly common for such educational facilities and will not be out of scale with adjacent properties.

g) Concerns in terms of additional noise, dirt, air-pollution and increased danger (ongoing residential development/sewer works)

Response: Whilst there is potential for increased noise etc. during the construction phase of the development, it is not considered this would be to a level which would merit the refusal of the application. Through appropriate on-site management, such matters should be properly controlled. Furthermore, appropriately worded conditions and/or informatives can be added to any consent to address such matters.

It is not considered that upon its completion the operation of the nursery would raise significant concerns with regards to the concerns raised.

h) Overdevelopment of the site in terms of the lack of outdoor facilities for children

Response: The proposed development has been designed in accordance with the relevant standards and the Council's Education Resources is satisfied with the proposals and that they are fit for purpose. In addition, there are public amenity spaces in close proximity to the application site which could compliment the resources within the proposed development.

i) Concerns over the potential impact on wildlife habitats

Response: It is confirmed that an Ecological Appraisal Report was prepared in respect of the proposed development and no significant issues were raised. The proposal is, therefore, considered acceptable in terms of any potential impact on wildlife habitats.

j) Concerns raised about the impact on the designation of Bothwell as a Conservation Area due to increased traffic associated with the development.

Response: The application site is located outwith the designated Conservation Area and would, therefore, have no adverse impact on this designation. It is considered that any traffic movements through the village, whether associated with the proposed development or not, would not have a significant effect on the Conservation Area. In addition, the Council's Roads (DMT) are satisfied with the proposals and any associated impacts.

k) Concerns over the lack of consultation with local residents

Response: In terms of the processing of the planning application, it is confirmed that statutory neighbour notification was undertaken on two separate occasions and the application advertised in the local press. It is confirmed that there are no other requirements within current planning legislation to undertake further public consultation in this instance. It is also noted that Education Resources held a public event within a local primary school which was in addition to any requirements under planning legislation.

l) Concerns over lack of consideration of alternative sites, including the site at Appledore Crescent where a previous application was withdrawn and vacant sites within industrial estates

Response: Under current legislative requirements, the Council as Planning Authority, must process applications on the basis of the application submission, taking into consideration local planning policies and other material

considerations, to determine their acceptability or otherwise. There is no requirement to consider alternative sites as part of this process.

m) Concerns over the impact on property values

Response: This is not a material planning consideration.

n) Concerns that site works had already started on site

Response: This relates to the existence of storage cabins, fencing and workers on site. However, it is advised that the site was being used as a compound in connection with works being undertaken within Wooddean Park and not associated with the proposed development.

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

6 Assessment and Conclusions

6.1 This application proposes the erection of a nursery, with associated on-street parking and the relocation of an electricity substation within an established urban area of Bothwell.

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 footpath networks. The adopted plan designates the site as being within a general residential area (Policy 6). Educational facilities are acceptable uses within such areas and the proposal is, therefore, acceptable, subject to compliance with other 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. 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 of a modern design, typical of such educational facilities and is considered acceptable at this location. 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 on the amenity or overlooking issues, as a result of the introduction of this development. Whilst the surrounding properties are traditional styled former local authority properties, the proposed external material finishes raise no issues at this location.

- 6.6 In terms of road safety consideration, it is noted that the application submission is supported by a Traffic Assessment and supporting parking assessments and analysis of the operation of similar facilities with South Lanarkshire. These demonstrate that the proposed nursery is unlikely to have an adverse impact on available parking within the immediate area or wider road network. Furthermore, it is also noted that Education Resources have amended their initial proposal to include the provision of formal parking spaces within Clyde Terrace, for the benefit of both existing residents and the users of the proposed nursery. No concerns have been raised by Roads and Transportation Services in this regard and the proposal is, therefore, considered acceptable in road safety terms.
- 6.7 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, DM 1, DM13 of the SLLDP and supporting supplementary guidance.
- 6.8 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.
- 6.9 In terms of Policies 16 and SDCC10, which relate to the promotion of sustainable travel, it is proposed to provide facilities for on-street parking to serve the development. However, the site is located within easy reach of public transport links and a network of public footpaths and can, therefore, be considered to accord with these policies. In addition, there is scope for the incorporation of facilities for vehicle charging points, which can be addressed through the use of an appropriately worded condition.
- 6.10 Section 3 of the report explains that the proposed South Lanarkshire Local Development Plan 2 (SLLDP2) as modified (in accordance with the modifications recommended in the Examination report) was approved by the Planning Committee on 1 December 2020. Notice has now been given by the Council of the Intention to Adopt the Plan. The weight attached to SLLDP2 as a material consideration in determining this application is, therefore, significant since it reflects the most up to date views of the Council. The proposed development has been considered against the relevant policies in the Plan described in Section 3 above. The applicable policies, as noted within Section 3, are broadly similar to those of the adopted Local Development Plan, given the above assessment, the proposal is considered to accord with the policies within the South Lanarkshire Local Development Plan 2.
- 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 the proposal accords with the policies contained in both the adopted South Lanarkshire Local Development Plan, and its supplementary guidance, and proposed 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, 14 – Green Network and Greenspace, 15 – Natural and Historic Environment, Policy 16 – Travel and Transport and 17 – Water Environment and Flooding, DM1 – Design, DM 13 – Development within General Urban Area/Settlements, NHE19 – Protected Species,SDCC3 – Sustainable Drainage System SDCC4 – Water Supply and SDCC5 – Foul Drainage and Sewerage).

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, 13 - Green Network and Greenspace, 14 – Natural and Historic Environment, 15 – Travel and Transport, DM1 – Design, DM15 – Water Supply, DM16 – Foul Drainage and Sewerage, SDCC3 – Sustainable Drainage Systems SDCC4 – Sustainable Transport and NHE9 – Protected Species).

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

Michael McGlynn
Executive Director (Community and Enterprise Resources)

12 March 2021

Previous References

- ◆ None

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 21/10/2020 and 23.12.2020
- ▶ Press advert, dated 29.10.2020
- ▶ Design Statement
- ▶ Transport Assessment
- ▶ Surface Water Discharge Options Report
- ▶ Preliminary Ecology Appraisal Report
- ▶ Tree Survey Report
- ▶ Ground Investigation Report and Geotechnical Design Report

- ▶ Consultations
 - Roads Flood Risk Management 10.12.2020
 - Roads Development Management Team 11/11/2020
 - Environmental Services 28.10.2020
 - Scottish Water 27.10.2020
 - Arboricultural Services 20.11.2020
 - Bothwell Community Council 05.11.2020
 - Housing Planning Consultations

► Representations	Dated:
Walter Watson, 8 Clyde Terrace, Bothwell, G71 8DX	13.01.2021
Mr Gordon Roberts, 15 Douglas Drive, Bothwell, G71 8DH	11.11.2020
Stephen Reilly, 18 Clyde Terrace, Bothwell, G71 8DX	03.11.2020
A Ogston, 20 Clyde Terrace, Bothwell, G71 8DX	13.01.2021
Lisa Callahan, No Address Provided	03.11.2020
Craig Tarnawski, Received via Email	03.11.2020
Laura O'Donnell, Received via Email	04.11.2020
Audrey Samwells, Received via E-mail	30.10.2020
Mr David Budge, 2 Dunclutha Drive, Bothwell, G71 8SQ	03.11.2020
Mr Gerard Lee, 8 Carnoustie Court, Bothwell, G71 8UB	03.11.2020
Mrs Christine Cumming, 2 St Andrews Avenue, Bothwell, G71 8DL	09.11.2020
Mrs Karen McLean, 4 Carnoustie Court, Bothwell, G71 8UB	27.10.2020
Mr Graham Maxwell, 10 Douglas Drive, Bothwell, G71 8DH	06.11.2020
Mr Derek Robson, Sent via Email	11.11.2020
Mr Tom Paterson, 24 Silverwells Crescent Bothwell, G71 8DP	26.10.2020
Mrs Corinne Paterson, 24 Silverwells Crescent Bothwell, G71 8DP	26.10.2020
Mr John Murphy, 15A Lady Jane Gate, Bothwell, G71 8BW	30.10.2020
Elsie Forrest, 10 St Andrews Avenue, Bothwell, G71 8DN	04.12.2020
Joanna Pugh, No Address Provided	26.10.2020
Lesley Tait, 27 Clyde Avenue, Bothwell, G71 8DT	26.10.2020
Margaret Daly, 30 Royal Gardens, Bothwell, G71 8SY	26.10.2020
Robert Daly, 30 Royal Gardens, Bothwell, G71 8SY	26.10.2020
Mr Barry Clarkson, 20 Grieve Croft, Bothwell, G71 8LU	27.10.2020
Mrs Christine Budge, 2 Dunclutha Drive, Bothwell, G71 8SQ	03.11.2020
Michael Purdo, via Email	04.11.2020

Mr Derek Ferguson, 1 Barassie Court, Bothwell, G71 8UH	26.10.2020
Mrs Jill Capaldi, 8 Orchard Avenue Bothwell, G71 8NF	31.10.2020
Mr Martin Pugh, 1 Clyde Terrace, Bothwell, G718DX	29.10.2020
Emma Robson, via Email	10.11.2020
Carol Lane, 38 Silvertrees's Wynd, Bothwell , G718FH	29.10.2020
Tom Henderson, 38 Silvertrees's Wynd, Bothwell , G718FH	29.10.2020
Martin Pugh, via email	29.10.2020
Lesley Tait, 27 Clyde Avenue, Bothwell, , G71 8DT	29.10.2020
Dennis Walker, Brighter Bothwell, 5 North Deanpark Ave, Bothwell, G71 8HH	12.11.2020
Lesley Tait, Via Email	12.11.2020
Amanda Gilfedder, 3 Douglas Drive, Bothwell, G71 8DH	05.11.2020
Andrew and Janice Lawrie, 27 Grieve Croft, Bothwell, G71 8LU	02.11.2020
Mrs Marion Stewart, 43 Grieve Croft, Bothwell, G71 8LU	02.11.2020
E McDowall, 9 The Lindens, Bothwell, G71 8LS	02.11.2020
Ailsa Calla, 86 Clyde Avenue, Bothwell, G71 8DU	02.11.2020
Hammad Jahanzeb, 1 Grieve Croft, Bothwell, G71 8LU	02.11.2020
Rhona Boyd, 10 Grieve Croft, Bothwell, G71 8LU	02.11.2020
Martin Herdman, 61 Clyde Avenue, Bothwell, 71 8DT	02.11.2020
Thomas Tait, 1 Dunclutha Drive, Bothwell, G71 8SQ	02.11.2020
Colin McQueen, 67 Clyde Avenue, Bothwell, G71 8DT	02.11.2020
Jean McCullagh, 11 The Lindens, Bothwell, G71 8LS	02.11.2020
Walter Watson, 8 Clyde Terrace, Bothwell, G71 8DX	02.11.2020
Lorna Murray, 9 Blantyre Mill Road, Bothwell, G71 8DF	02.11.2020
Lesley Tait, via Email	16.11.2020
Frances Cameron, No Address Provided	29.10.2020
S Hannaway, No Address Provided	04.11.2020
Robert and Elizabeth A Boyle, By Email	02.11.2020

Mr Gerald Capaldi, 8 Orchard Avenue Bothwell, G71 8NF	31.10.2020
Mrs Fiona Macintyre, 7 Grieve Croft, Bothwell, G71 8LU	15.11.2020
Mrs Margaret Daly, 30 Royal Gardens, Bothwell, G71 8 SY	29.10.2020
Mrs Diane Mccrory, 36 Blairston Avenue, Bothwell, G71 8SA	31.10.2020
Mr Michael McLaughlin, Elmwood Lodge, Bothwell, G71 8EA	04.11.2020
Miss Alexandra Budge, 2 Dunclutha Drive, Bothwell, G71 8SQ	12.01.2021
Mrs Evelyn Cole, 36 Main Street, Bothwell, G72 9bx	03.11.2020
Mrs Carol Lee, 8 Carnoustie Court, Bothwell, G71 8UB	13.01.2021
Mrs Teresa Ross, 70 Silvertrees Wynd, Bothwell, G71 8FH	20.11.2020
Mrs Marjory Robertson, 42 Old Station Court, Bothwell, G71 8PE	11.11.2020
Mrs Sandra Jones, 11 Croftbank Avenue, Bothwell, G71 8RT	11.11.2020
Arrin Coughlan, 21 Eden Park, Bothwell, G71 8SL	12.11.2020
Mrs Lisa McCann, 6 Douglas Drive, Bothwell, G718DH	02.11.2020
Mrs L Gray, 21 Fairyknowe Court, Bothwell, G71 8SZ	03.11.2020
Gerry and Madeline McMahon, 1 Silverwells Crescent, Bothwell, G71 8SE	24.11.2020
Dr Jemma Callahan, Elmwood Lodge, Bothwell, G71 8EA	04.11.2020
Dr Mary Church, 9 Carnoustie Court, Bothwell, G71 8UB	14.12.2020
Sofia Sansovini, 27 Clyde Avenue, Bothwell, G71 8DT	02.11.2020
Mr William Findlay, 35 Silvertrees Gardens, Bothwell, G71 8FJ	02.11.2020
Mr Eric Gunn, 64 Clyde Avenue, Bothwell, G71 8DU	04.11.2020
Mrs M Coakley, 21 Clyde Avenue, Bothwell, G71 8DT	04.11.2020
Mr Simon Mousley, 11 Gales Park, Bothwell, G71 8TS	27.10.2020
Mr John Reid, 40 Grieve Croft, Bothwell, G718LU	10.01.2021
Gillian Sinclair, Received Via Email	02.11.2020
Allan Winning, 29 Elmwood Court, Bothwell, G71 8SW	02.11.2020
Karin McAfee, 30 Castle Wynd, Bothwell, G71 8TQ	02.11.2020

Mr Alan McLean, 4 Carnoustie Court, Bothwell, G71 8UB	27.10.2020
Heather Wallace, Received Via Email	29.10.2020
Hugh Dykes, Bothwell Resident	14.01.2021
Russell Parsons, 30 Clyde Avenue, Bothwell, G71 8DU	14.01.2021
Jean Myra Parsons, 30 Clyde Avenue, Bothwell, G71 8DU	14.01.2021
James McCunnie, 23 The Fairways, Bothwell, G71 8PB	14.01.2021
Jacqueline McCunnie, 23 The Fairways, Bothwell, G71 8PB	14.01.2021
John Roberts, 83 The Fairways, Bothwell, G71 8PB	13.01.2021
Mrs Carol Lee, 8 Carnoustie Court, Bothwell, G71 8UB	14.01.2021
Margaret Mitchell MSP, Room M2.11, The Scottish Parliament, Edinburgh, EH99 1SP	18.01.2021
John McAfee, 30 Castle Wynd, Bothwell, G71 8TQ	11.01.2021
Alan Street, 83 The Fairways, Bothwell, G71 8PB	13.01.2021
Mrs D McCarte, 30 Silverwells Crescent, Bothwell, G71 8DS	13.01.2021
Ranitha Kumar, 33 Grieve Croft, Bothwell, G71 8LU	13.01.2021
Kumar Periasamy, 33 Grieve Croft, Bothwell, G71 8LU	13.01.2021
John Kinloch, 42 Grieve Croft, Bothwell, G71 8LU	13.01.2021
Russell Parsons, 30 Clyde Avenue, Bothwell, G71 8DU	13.01.2021
Jean Myra Parsons, 30 Clyde Avenue, Bothwell, G71 8DU	13.01.2021
Joanna Pugh, 1 Clyde Terrace, Bothwell, G71 8DX	11.01.2021
F Lang, 16 Clyde Terrace, Bothwell, G71 8DX	13.01.2021
Gillian Sinclair, 26 Clyde Avenue, Bothwell, G71 8DU	14.01.2021
Mr Peter Mulholland, 4 Clyde Ave, Bothwell, G71 8DU	10.01.2021
Mrs Shirley Chalmers, 6 Mason Gardens, Bothwell, G71 8fn	31.01.2021
Mrs Margaret Mitchell, 119 Cadzow Street, Hamilton, ML3 6JA	14.01.2021
George Wilson, 23 Blantyre Mill Road, Bothwell, G71 8DY	13.01.2021
Elizabeth Martin, 78 The Tait, The Fairways, Bothwell, G71 8PA	13.01.2021

Edgar Martin, 78 The Tait, The Fairways, Bothwell, G71 8PA	13.01.2021
John Gallacher, 98 The Park, The Fairways, Bothwell, G71 8PF	13.01.2021
William Elliott, 2 Arran Way, Bothwell, G71 8TR	13.01.2021
Mrs Marion Stewart, 43 Grieve Croft, Bothwell, G71 8LU	13.01.2021
Jack McAllister, 60 The Herd, The Fairways, Bothwell, G71 8PA	15.01.2021
Dr Julie McFarlane, 77 The Fairways, Bothwell, G71 8PB	
Mrs I Greenshields, 51 Grieve Croft, Bothwell, G71 8LU	15.01.2021
Lynn Hendry, 41 Grieve Croft, Bothwell, G71 8LU	15.01.2021
Amber Beresford and Darrel Markson, 53 Clyde Avenue, Bothwell, G71	18.01.2021
Councillor Kenny McCreary, via Email	08.02.2021
Kieran Gilmurray, 11 Blantyre Mill Road, Bothwell, G71 8DF	19.01.2021
Anne Gilmurray, 11 Blantyre Mill Road, Bothwell, G71 8DF	19.01.2021
Helen E Harris, 1 The Fairways, Bothwell, G71 8PB	12.01.2021
Janet MacIntyre, 3 The Fairways, Bothwell, G71 8PB	12.01.2021
Stephen Reilly, 18 Clyde Terrace, Bothwell, G71 8DX	12.01.2021
Margaret and Nick Maguire, 25 The Fairways, Bothwell, G71 8PB	12.01.2021
Craig Tarnawski, 18 Clyde Terrace, Bothwell G71 8DX	12.01.2021
Mr Michael Pardo, 2 Clyde Terrace, Bothwell, G718DX	13.01.2021
Martin Pugh, 1 Clyde Terrace , Bothwell , G718DX	12.01.2021
Aiden Hill, 51 Blantyre Road, Bothwell, G71 8PJ	12.01.2021
William Hill, 51 Blantyre Road, Bothwell, G71 8PJ	12.01.2021
Rosemary Hill, 51 Blantyre Road, Bothwell, G71 8PJ	12.01.2021
Sarah Jahanzeb, 1 Grieve Croft, Bothwell, G71 8LU	03.02.2021
Mrs Hazel Reid, 40 Grieve Croft, Bothwell, G718LU	10.01.2021
Martin Kelly, 45 Grieve Croft, Bothwell, G71 8LU	21.01.2021
Patricia Kelly, 45 Grieve Croft, Bothwell, G71 8LU	21.01.2021

Mrs M H Deacon, 51 The Fairways, Bothwell, G71 8PB	21.01.2021
Cindy Denholm, 26 Silverwells Crescent, Bothwell, G71 8DP	21.01.2021
Sue Taylor, 53 Clyde Avenue, Bothwell, G71 8DT	21.01.2021
Emma Toner, 68 The Fairways, Bothwell, G71 8PB,	21.01.2021
Ms Lynn Hendry, 41 Grieve Croft Bothwell, G71 8LU	12.01.2021
Mrs Kim Hamilton, 7 Wellsgreen Garden, G71 7WT	31.01.2021
Miss Kim Armstrong, 15 Marguerite Gardens, Bothwell, G71 8LD	01.02.2021
Janice Lawrie, 27 Grieve Croft, Bothwell G71 8LU	14.01.2021
Andrew Lawrie, 27 Grieve Croft, Bothwell, G71 8LU	14.01.2021
Thomas Walters, 2 Barrie Avenue, Bothwell, G71 8FA	14.01.2021
John McCaveny, Received via Email	14.01.2021
Miss Anya Barsauckas, 22 Grieve Croft, Bothwell, G71 8LU	30.01.2021
Miss Heather Wallace, 2 Clyde Terrace, Bothwell, G71 8DX	06.01.2021
Mrs Valeri Mulholland, 4 Clyde Ave, Bothwell, G71 8DU	10.01.2021
Ms Carolyn MacBride, 36 Grieve Croft, Bothwell, G71 8LU	28.01.2021
Gordon Morris, 8 Barrie Avenue, Bothwell, G71 8FA	11.01.2021
Alice Paterson, 3 Clyde Avenue, Bothwell, G71 8DT	11.01.2021
Eric Ginn, 64 Clyde Avenue, Bothwell, G71 8DU	11.01.2021
Anne Ginn, 64 Clyde Avenue, Bothwell, G71 8DU	11.01.2021
Margaret Rose Gartshore, 90 Clyde Avenue, Bothwell, G71 8DU	11.01.2021
Martin Super, 23 Grieve Croft, Bothwell, G71 8LU	11.01.2021
Mrs Hazel Reid, 40 Grieve Croft, Bothwell, G71 8LU	11.01.2021
Charlotte Deans, 4B Mill Road, Bothwell, G71 8DQ	11.01.2021
Eileen Deans, 3 Morag Riva Court, Uddingston, G71 7BF	11.01.2021
David Deans, 3 Morag Riva Court, Uddingston, G71 7BF	11.01.2021
Roslyn O'Callaghan, 57 Silverwells Crescent, Bothwell, G71 8DP	11.01.2021

Kendal Morris, 8 Barrie Avenue, Bothwell, G71 8FA	11.01.2021
Debra Campaigne, 5 Silverwells Drive, Bothwell, G71 8FF	15.01.2021
Angelina Franchitti-Murray, 33 Silverwells Crescent , Bothwell, G71 8RF	22.02.2021
Agnes McIver, 9 The Fairways, Bothwell, G71 8PB	22.02.2021

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

Conditions and reasons

01. 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.

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

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

03. That, unless otherwise agreed in writing with the Council as Planning Authority, before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained 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.

04. That before the development hereby approved is brought into use, details of the storage and collection of waste arising from the development shall be submitted to and approved by the Council as Planning Authority. The storage and waste collection scheme shall be implemented before the development is brought into use and shall thereafter be maintained to the satisfaction of the Council as Planning Authority.

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

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 otherwise agreed in writing with the Council as Planning Authority, no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.

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

07. 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, 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.

08. That prior to works commencing on site, unless otherwise agreed in writing with the Council as Planning Authority, a Flood Risk/Drainage Assessment is to be carried out in accordance with the latest industry guidance listed within the Council's Developer Design Guidance Note dated May 2020 (attached). This assessment should also give consideration to surface water management during the construction period to reduce any risk of flooding to and from the site.

Reason: To ensure that the proposal does not give any flood risk concerns.

09. That prior to works commencing on site the applicant shall submit a Traffic Management Plan (TMP) to the Council as Planning and Roads Authority for written 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 arrangements for road cleaning. The plan should also detail how any of these measures may change as the site is developed. Once approved the development shall proceed at all times in accordance with the approved TMP.

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

10. That prior to works commencing on site, the applicant shall undertake a joint dilapidation survey of the construction traffic route identified and agreed through the Traffic Management Plan and submit to the Council a record of the survey, together with arrangements for subsequent inspection and repair during the construction phase; for the written approval of the Council as Roads Authority.

Reason: In the interests of road and public safety.

11. That prior to commencing on site the applicant shall submit, for the written approval of the Council as Roads Authority, details of pedestrian crossing locations, speed reduction measures and associated traffic signage. Thereafter, the approved measures shall be implemented on site to the satisfaction of the Council as Roads Authority.

Reason: These details have not been submitted or approved.

12. That before the development hereby approved is brought into use the applicant shall produce a Nursery Travel Plan (NTP) to encourage greater use of sustainable travel and reduce reliance on private car trips for nursery children and staff.

Reasons: These details have not been submitted or approved.

13. That, unless otherwise agreed in writing with the Council as Planning Authority, facilities shall be made for the future provision of electrical charging points adjacent to the proposed parking spaces. 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.

P/20/1365

Land 30M North of 21 Clyde Terrace



© Crown copyright and database rights 2019 OS 100020730. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



Scale:
1:3,500
Date:
26/02/2021



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development