

**Community and Enterprise Resources**  
Executive Director **Michael McGlynn**  
**Planning and Economic Development**

Carlie McCartney  
Block Architects Ltd  
Unit 28 Bellshill Ind Est  
Belgrave Street  
Bellshill  
ML4 3NP

Our Ref: P/20/1504  
Your Ref:  
If calling ask for: Declan King  
Date: 12 April 2021

Dear Sir/Madam

**Issue of decision – compliance with conditions**

**Proposal:** Erection of 6 no. two storey semi-detached dwellinghouses  
(substitution of house types on Plots 87 to 92 of CL/07/0861)  
**Site address:** Land 35M West Of 2 Goldcrest Crescent, Goldcrest Crescent,  
Lesmahagow, Lanark, South Lanarkshire, ,  
**Application no:** P/20/1504

I am pleased to enclose the decision notice relating to the above mentioned application which was recently approved by the Council, subject to conditions. Please note that the Council does not issue paper plans with the decision notice. The application is granted in accordance with the plans and any other documentation listed in the conditions imposed on the accompanying decision notice and which can be viewed using the Council's online planning application search at [www.southlanarkshire.gov.uk](http://www.southlanarkshire.gov.uk)

Please check the decision notice carefully for any conditions imposed on the consent which require the submission and approval of details **before works start on site**. It is most important that these are dealt with **before** work on the development begins. If the development starts without complying with these 'pre-commencement' conditions, it may be rendered unlawful. Enforcement action may also be taken if conditions or details are not submitted and approved by the Council, if you are required to do so.

I would also advise you that under the Planning etc (Scotland) Act 2006, once you have decided the date that you will start work on the development, you must inform the Council of that date as soon as possible. This ensures that the Council is aware that the development is due to begin and can follow up on any suspensive conditions attached to the planning permission as mentioned above. If you do not notify the Council, that is a breach of planning control and action may be taken against you. I enclose a 'Notification of initiation of development' for you to submit when you are ready to begin work. Similarly, you require to notify us when the development has been completed and a 'Notification of completion of development' is also attached for this purpose.

Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB  
Email [declan.king@southlanarkshire.gov.uk](mailto:declan.king@southlanarkshire.gov.uk) Phone: 01698 455049



INVESTOR IN PEOPLE



If you have any queries regarding the conditions which have been imposed, or the procedures associated with the notification of initiation of development or completion of development notices, then please contact the officer named above.

The Planning Service is undertaking a Customer Satisfaction Survey in order to obtain feedback about how we can best improve our Service to reflect the needs of our customers. The link to the survey can be found here:

If you were the applicant: <http://tinyurl.com/nrtgmy6>

If you were the agent: <http://tinyurl.com/od26p6g>

We would be grateful if you would take a few minutes to answer the questions in the survey based on your experience of dealing with the Planning Service in the past 12 months. We value your opinion and your comments will help us to enhance areas where we are performing well, but will also show us where there are areas of the service that need to be improved.

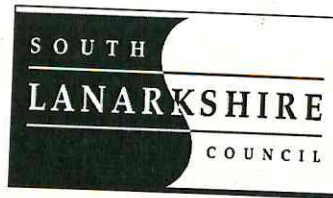
I do hope you can take part in this Customer Survey and look forward to receiving your comments in the near future. If you prefer to complete a paper version of the survey, please contact us by telephone on 0303 123 1015 quoting the application number. We will send you a copy of the survey and a pre-paid envelope to return it.

Yours faithfully

**Head of Planning and Economic Development**

Enc:





Application No  
P/20/1504

**Town and Country Planning (Scotland) Act 1997 as amended  
by the Planning etc (Scotland) Act 2006**

To :

**GOW Properties Ltd  
28 Flexspace  
Belgrave Street  
Bellshill  
ML4 3NP**

Per : **Carlie McCartney**

**Unit 28 Bellshill Ind Est  
Belgrave Street  
Bellshill  
ML4 3NP**

With reference to your application received on 30.10.2020 for planning permission under the above mentioned Act :

**Description of proposed development :**

Erection of 6 no. two storey semi-detached dwellinghouses (substitution of house types on Plots 87 to 92 of CL/07/0861)

**Site location :**

Land 35M West Of 2 Goldcrest Crescent  
Goldcrest Crescent  
Lesmahagow  
Lanark  
South Lanarkshire

SOUTH LANARKSHIRE COUNCIL in exercise of their powers under the above mentioned Act hereby:

**GRANT CONDITIONAL PLANNING PERMISSION**

for the above development in accordance with the plan(s) specified in this decision notice and the particulars given in the application, subject to any condition(s) listed overleaf in the paper apart. Any condition(s) are imposed by the Council for the reasons detailed.

Date: 12th April 2021

**Head of Planning and Economic Development**

This permission does not grant any consent for the development that may be required under other legislation, e.g. Building Warrant or Roads Construction Consent.

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

## South Lanarkshire Council

### Grant planning permission

Paper apart - Application number: P/20/1504

### Conditions and reasons

01. That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.  
Reason: In the interests of amenity.
02. That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 1 above, shall be erected and thereafter maintained to the satisfaction of the Council.  
Reason: In the interests of amenity.
03. That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any such order revoking or re-enacting that order), no gates, fences, walls or other means of enclosure shall be erected between the front of the dwellinghouse and the adjoining road.  
Reason: To safeguard the amenity of the area.
04. That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water.  
Reason: In the interests of amenity.
05. That before any dwellinghouse hereby approved is occupied, a drainage system capable of preventing any flow of water from the site onto the public road or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.  
Reason: In the interests of amenity.
06. That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Roads and Planning Authority including the provision of signed appendices 1 to 5 as required by the Council's Roads and Transportation Services; 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 requirements.  
Reason: To safeguard the amenity of the area.
07. That before the development starts and unless otherwise agreed in writing with the Council as Planning Authority, a report from a professionally qualified source detailing the nature, concentration and distribution of any contaminants found within the application site, shall be submitted to and approved by the Council as Planning Authority and the development shall not be commenced until such action as is recommended by this report, in order to remove, or render harmless, any such contaminants, has been implemented and completed to the full specification and entire satisfaction of the Council. The



developer shall give the Council at least 7 working days notice in writing prior to the commencement of any decontamination works on the site.

Reason: to safeguard the amenity of the area.

08. That no dwellinghouse shall be occupied until the access roads and footways leading thereto from the existing public road have been constructed to base course level.

Reason: In the interests of road safety.

09. 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.

10. That, unless otherwise agreed in writing with the Council as Planning Authority, provision shall be made for electrical charging points within the development for motor vehicles and mobility scooters. Prior to any works commencing on site details of the proposed arrangements shall be submitted, and agreed in writing with the Council as Planning Authority. Thereafter the scheme shall be implemented and maintained to the satisfaction of the Council as Planning Authority.

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

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

#### **Reason(s) for decision**

The proposal would have no significant adverse impact on amenity and complies with the relevant policies of the adopted South Lanarkshire Local Development Plan 2015 and Supplementary Guidance (Policies 2, 4, 12 and DM1) and the Proposed South Lanarkshire Local Development Plan 2 (Policies 2, 5, 11 and DM1). There are no additional material considerations which would justify refusing to grant consent.

## Notes to applicant

Application number: P/20/1504

### Important

The following notes do not form a statutory part of this decision notice. However, it is recommended that you study them closely as they contain information which guides you to other relevant matters that may assist in ensuring that the development is properly carried out.

01. This decision relates to drawing numbers:

Reference	Version No:	Plan Status
20-060-BW 001		Approved
20-060-BW 002		Approved
20-060-BW 003	A	Approved
20-060-BW 004	A	Approved
20-060-BW 005		Approved

02. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).)

03. Failure to comply with the conditions imposed on this planning permission can result in the planning authority serving a Breach of Condition Notice and/or Enforcement Notice. If any of the requirements set out in these notices are not then complied with, a fixed penalty notice may be served seeking the payment of the sum specified in the penalty notice to the Planning Authority. The sum will be as set by The Town and Country Planning (Amount of Fixed Penalty) (Scotland) Regulations 2000.

04. The person carrying out the development must give advance notice in writing to the planning authority of the date when it intended to start. Failure to do so is a breach of planning control. It could result in the planning authority taking enforcement action [See sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)].

05. As soon as possible after it is finished, the person who completed the development must write to the planning authority to confirm the position [See section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended)].

06. None of the above conditions will preclude formal action being taken by the Executive Director of Community and Enterprise Resources against the author of any nuisance, which may arise due to the operation of the proposed development.

07. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)



08. The applicant should note the requirement for a Roads Construction Consent (RCC) to be sought and obtained from the Council's Roads and Transportation Services prior to the undertaking of the development hereby approved on site.

09. Should a bat roost be found during construction/demolition, then the roost must not be disturbed and an appropriate licence should be obtained from the Scottish Government as early as possible and before work proceeds.

If you require advice on handling a bat or wish advice about a bat roost, then you may phone the nearest Scottish Natural Heritage office. Outside office hours you can phone their Bat Helpline on 01738 458663.

10. A drainage system capable of preventing any water from flowing onto the public road or into the site from the public road or surrounding land to be provided and maintained at the applicant's expense

The developer is responsible for any alterations required to statutory undertaker's apparatus.

The applicant should note that any alteration or connection to the Public Road will be subject to the necessary permissions (Section 56) from the Roads Authority. (N.S.C.)

Any detritus material carried from the site on to the public road network requires to be cleared by the applicant on a daily basis.

Any relocation or alteration to the public street lighting must be carried out at the applicant's expense and to South Lanarkshire Council's street lighting requirements.

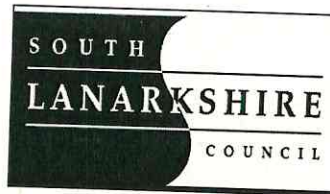
The applicant must ensure that any vehicle transporting excavated material on or off site must be treated by means of adequate wheel washing facilities. This facility will require to be in operation at all times during any earth moving operations. The wheel washing facility must be fully operational prior to any works commencing on site. A "clean zone" should be maintained between the end of the wheel wash facility and the public road.

Furthermore, to 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.

Failure to comply with these conditions could result in the applicant being served notice under Section 99 of the Road (Scotland) Act 1984 and contact being made with Police Scotland, who have enforcement powers under the Road Traffic Act.

An area for staff to park during construction should be created and under no circumstance should vehicles associated with the site park on the public road network.

11. This application proposes to take private driveway accesses via the public road, Goldcrest Crescent, Lesmahagow. The applicant is required to construct a 2m wide footway across the full frontage of the site which should extend to plot 86. This will require the submission of a Road Construction Consent application to the Council's Roads and Transportation Services.



The Town and Country Planning (Scotland) Act 1997  
Town and Country Planning (Development  
Management Procedure) (Scotland) Regulations 2013

**Notification of initiation of development (regulation 40)**

This notice must be submitted to the Council before you intend to start work which has planning permission. Failure to do so is a breach of planning control under S123(1) of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006.

Please check your planning permission carefully for any conditions imposed which require the submission and approval of details before works start on site. You must ensure that these are dealt with before work on the development begins. If the development starts without complying with these 'pre-commencement' conditions, it may be rendered unlawful.

Please complete the form and return it to Planning and Economic Development, South Lanarkshire Council, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB or email [planning@southlanarkshire.gov.uk](mailto:planning@southlanarkshire.gov.uk)

Planning application reference number

P/20/1504

Date of decision notice

12.04.2021

Name and address of person carrying out development

Land 35M West Of 2 Goldcrest Crescent  
Goldcrest Crescent  
Lesmahagow  
Lanark  
South Lanarkshire

Is the above person the owner of all the land to which the development relates?

Yes

No

If not, please provide the name and address of the owner

Is any person being contacted to oversee carrying out of the development on site?

Yes

No



If yes, please provide the name and contact details for that person

**Description of development**

Erection of 6 no. two storey semi-detached dwellinghouses (substitution of house types on Plots 87 to 92 of CL/07/0861)

**Site location**

Land 35M West Of 2 Goldcrest Crescent  
Goldcrest Crescent  
Lesmahagow  
Lanark  
South Lanarkshire

**Intended date of initiation of development**

**Signed (agent/developer\*)**

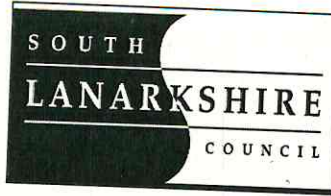
**Date**

**Contact details:**

Planning and Economic Development  
Montrose House  
154 Montrose Crescent  
Hamilton ML3 6LB

Email: [declan.king@southlanarkshire.gov.uk](mailto:declan.king@southlanarkshire.gov.uk) Phone: 01698 455049

Web: [www.southlanarkshire.gov.uk](http://www.southlanarkshire.gov.uk)



The Town and Country Planning (Scotland) Act 1997

**Notification of completion of development**

This notice must be submitted to the Council as soon as is practicable after completion of the work which has planning permission. If the planning permission is for a phased development, notice of the completion of each phase must be notified to the Council. As soon as the development (or phase of development) is completed, please complete the form and return it to:

Planning and Economic Development, South Lanarkshire Council, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB or email [planning@southlanarkshire.gov.uk](mailto:planning@southlanarkshire.gov.uk) Tel: 0303 123 1015, selecting option 7.

**Planning application reference number**

P/20/1504

**Date decision notice issued**

12.04.2021

**Name and address of person carrying out development**

Land 35M West Of 2 Goldcrest Crescent  
Goldcrest Crescent  
Lesmahagow  
Lanark

**Description of development**

Erection of 6 no. two storey semi-detached dwellinghouses (substitution of house types on Plots 87 to 92 of CL/07/0861)

**Site location**

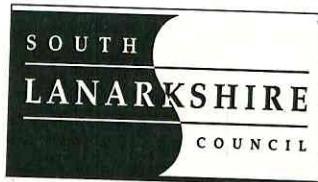
Land 35M West Of 2 Goldcrest Crescent  
Goldcrest Crescent  
Lesmahagow  
Lanark  
South Lanarkshire

**Date of completion**

**Signed (agent/developer\*)**

**Date**





**COMMUNITY AND ENTERPRISE RESOURCES**  
**EXECUTIVE DIRECTOR Michael McGlynn**  
Planning and Economic Development

**Important notes**

**Town and Country Planning (Scotland) Act 1997**

**1. Compliance with conditions**

Under the provisions of the Town and Country Planning (Scotland) Act 1997 (Section 145), failure to comply with any condition(s) imposed on any planning permission may result in the service by the Council of a "Breach of Condition Notice" requiring compliance with the said condition(s).

There is no right of appeal against such a Notice and failure to comply with the terms of the Notice within the specified time limit will constitute a summary offence, liable on summary conviction to a fine not exceeding £1000.

**2. Procedure for appeal to the planning authority**

- (a) If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997, within three months from the date of this notice. The notice of review should be addressed to:

**Executive Director (Corporate Resources)**  
**Council Headquarters**  
**Almada Street**  
**Hamilton**  
**ML3 0AA**

To obtain the appropriate forms:

Administrative Services at the above address.

Telephone: 01698 454108

E-mail: [pauline.macrae@southlanarkshire.gov.uk](mailto:pauline.macrae@southlanarkshire.gov.uk)

- (b) If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.