

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

lixii Architects
107 Busby Road
Clarkston
Glasgow
G76 8BD

Our Ref: HM/17/0060
Your Ref:
If calling ask for: James Watters
Date: 26 July 2018

Dear Sir/Madam

Issue of decision – compliance with conditions

Proposal: Residential Development (12 terraced units)
Site address: Building Plot To North West Of Glebe Wynd, Bothwell
Application no: HM/17/0060

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

If you require a hard copy of the approved plans, please contact us quoting the application number at planning@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 james.watters@southlanarkshire.gov.uk Phone: 01698 454970



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>

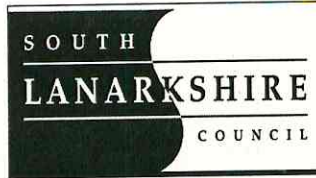
We would be grateful if you would take a few minutes to answer the questions in the survey based on your experience of dealing with the Planning Service in the past 12 months. We value your opinion and your comments will help us to enhance areas where we are performing well, but will also show us where 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
HM/17/0060

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

To : **Soparr Ltd**
3 Croftbank Avenue
Bothwell
G71 8RT

Per : **lixii Architects**
107 Busby Road
Clarkston
Glasgow
G76 8BD

With reference to your application received on 20.02.2017 for planning permission under the above mentioned Act :

Description of proposed development :
Residential Development (12 terraced units)

Site location :
Building Plot To North West Of Glebe Wynd
Bothwell

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: 26th July 2018

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: HM/17/0060

Conditions and reasons

01. That before any development commences on site or before any materials are ordered or brought to the site, unless otherwise agreed with the Council as Planning Authority, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
02. That 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.
03. That before any work commences on site, unless otherwise agreed with the Council as Planning Authority, a woodland management and maintenance scheme shall be submitted to the Council as Planning Authority for written approval and it shall include:
 - (a) proposals for the continuing care, maintenance and protection of the trees, shrubs and hedges including details of the timing and phasing of all such works;
 - (b) details of the number, variety and size of trees and shrubs to be planted and the phasing of such works.
04. That prior to the completion of the development hereby permitted, unless otherwise agreed with the Council as Planning Authority, the woodland maintenance and management scheme approved under the terms of Condition 3 above, shall be in operation.
05. That before development starts, unless otherwise agreed with the Council as Planning Authority, 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.
06. That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Amendment Order 2011 (or any such order revoking or re-enacting that order), no development shall take place within the curtilage of the application site other than that expressly authorised by this permission without the submission of a further planning application to the Council as Planning Authority.
07. That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, a change of use of any garage (whether integral or detached) to living accommodation associated with the dwellinghouse on the plot shall be subject to a further planning application to the Council as Planning Authority.
08. That before the development hereby approved is completed or brought into use, unless otherwise agreed with the Council as Planning Authority, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
09. That before the development hereby approved is completed or brought into use, unless otherwise agreed with the Council as Planning Authority, the entire access road and

footpath network serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.

10. That before the development hereby approved is completed or brought into use, unless otherwise agreed with the Council as Planning Authority, a turning space, designed in accordance with the National Roads Development Guide, shall be provided within the site to enable vehicles to enter and leave the application site in forward gears at all times.
11. That before the development hereby approved is completed or brought into use, unless otherwise agreed with the Council as Planning Authority, a private vehicular access or driveway shall be provided to the following standards:
 - i) Driveways shall be accessed via a drop kerb.
 - ii) Driveways shall be a minimum 6.0m in length.
 - iii) The first 2.0m from the heel of the footway/service strip shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.
 - iv) All driveways shall be perpendicular to the road.
 - v) The minimum gradient of the driveways shall be 1:10 as per SLC Specification.
 - vi) All surface water shall be contained, controlled and discharged within the confines of the driveway so that there is no discharge of water onto the footway/road.
12. That, unless otherwise agreed with the Council as Planning Authority, a 2.0m wide contiguous footway shall be provided fronting plots 8 to 12 and terminating at the end of the turning facility. A 2.0m wide grass service strip can be provided for the remainder of the road frontage. Both shall be in accordance with the Guidelines for development roads.
13. That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Notwithstanding the above a ground percolation test is to be carried out, before designing drainage for the proposed filter drains shown on drawing 02-17-10B and should the surface water drainage be connected to Scottish Water's system a letter there is to be submitted confirming capacity and acceptance of the surface water.
14. That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the plans submitted to and approved by the Council as Planning Authority under the terms of Condition 15 above.
15. That prior to any work starting on site, a Flood Risk/Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning and Roads Authority (and the Scottish Executive as Trunk Roads Authority).
16. 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.
17. That no piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1992 'Evaluation of human exposure to vibration in

buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.

18. That before any of the dwellinghouses hereby approved are occupied, details of the storage and collection of refuse within the development shall be submitted to and approved by the Council as Planning Authority. Thereafter, prior to the occupation of any dwelling, the approved scheme shall be implemented and thereafter maintained to the satisfaction of the Council as Planning Authority.
19. That prior to the commencement of development works the site shall be resurveyed, by an appropriately qualified person, for the presence of bats and badgers and no works shall be commenced until written approval has been given for the works to continue.
20. That the developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Council as Planning Authority during all ground disturbances. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeological Service and approved by Planning Authority prior to the commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and the West of Scotland Archaeological Service, in writing, not less than 14 days before development commences.

Reason(s) for decision

The proposal has no adverse impact on residential or visual amenity and raises no road safety concerns. The development complies with the applicable provisions of the South Lanarkshire Local Development Plan (adopted 2015) namely (Policies 4 - Development Management and Place Making, 6 - General Urban Area /Settlements, 15 - Natural and Historic Environment and Policy 17 - Water Environment and Flooding). In addition the proposal accords with the relevant Development Plan Supplementary Guidance.

Notes to applicant

Application number: HM/17/0060

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
02-17-05		
02-17-01		Approved
02-17-14		Approved
02-17-02	A	Approved
02-17-12		Approved
02-17-03		Approved
02-17-07		Approved
02-17-08		Approved
02-17-06		Approved
02-17-04		Approved
02-17-09	A	Approved
02-17-10	A	Approved
02-17-11		Approved

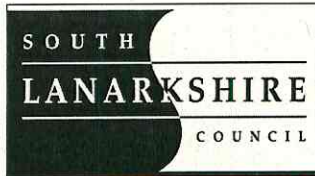
02. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).)

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. The applicant is advised that all works carried out on site must be carried out in accordance with BS5228 Parts 1-4 1984/1986, 'Noise control on construction and open sites'.
The applicant is further advised that audible construction activities should be limited to: Monday to Friday 8.00am to 7.00pm, Saturday 8.00am to 1.00pm and Sunday - No audible activity. The applicant is advised that Environmental Services may consider formally imposing these hours of operation by way of statutory notice should complaints be received relating to audible construction activity outwith these recommended hours and should such complaints be deemed justifiable by Officers from this Service. Further details of this may be obtained from South Lanarkshire Council, Environmental Services, Montrose House, Montrose Crescent, Hamilton, ML3 6LB.
07. 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.
08. The applicant is advised that adequate pest control measures should be employed to ensure that any demolition and/or associated ground works occurring as part of this development do not give rise to increased pest activities. Further details of this may be obtained from South Lanarkshire Council, Environmental Services, Montrose House, Montrose Crescent, Hamilton, ML3 6LB.
09. The proposed development area is on Environmental Protection Service's prioritised list of potential contaminated land sites and is ranked as low risk. Therefore Environmental Services does not require an intrusive investigation. However it is recommended that an Action Plan is prepared in advance of works commencing, to guide staff in the event that contamination is encountered. This Plan will require the Planning Authority to be advised immediately if contamination is suspected.



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

Planning application reference number

HM/17/0060

Date of decision notice

26.07.2018

Name and address of person carrying out development

Soparr Ltd
Building Plot To North West Of Glebe Wynd
Bothwell

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

Residential Development (12 terraced units)

Site location

Building Plot To North West Of Glebe Wynd
Bothwell

Intended date of initiation of development

Signed (agent/developer*)

Date

Contact details:

Planning and Economic Development

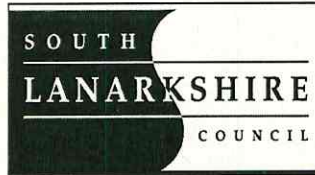
Montrose House

154 Montrose Crescent

Hamilton ML3 6LB

Email: james.watters@southlanarkshire.gov.uk Phone: 01698 454970

Web: 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 Tel: 0303 123 1015, selecting option 7.

Planning application reference number

HM/17/0060

Date decision notice issued

26.07.2018

Name and address of person carrying out development

Soparr Ltd
Building Plot To North West Of Glebe Wynd
Bothwell

Description of development

Residential Development (12 terraced units)

Site location

Building Plot To North West Of Glebe Wynd
Bothwell

Date of completion

Signed (agent/developer*)

Date

