

Delegated or Committee Planning Application Report and Report of Handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 23/00144/AMSC

Planning Hierarchy: Local

Applicant: CALA Management Limited

Proposal: Approval of Matters Specified in Conditions 2,3,6,7,8,9,11,12,13,15,16 and 17 of consent 18/01444/PP (PPA-130-2071). Erection of residential development with associated access, infrastructure, open space, landscaping and miscellaneous works. (Proposed removal/alterations to conditions 4, 5 & 7 of REF 15/01794/PPP)

Site Address: Land North Of Cardross Primary School, Barrs Road, Cardross

SUPPLEMENTARY REPORT NO. 1

1.0 INTRODUCTION

Members will recall that at the last meeting of PPSL on 20th March 2024 Members were satisfied with all AMSC submissions made, with the exception of those related to conditions 11 and 12 which relate to drainage and flooding matters.

Additional clarification on technical matters was sought by Members at this meeting relating to the drainage and the flooding submissions. Planning Officers were not qualified to provide this technical advice and therefore a hearing to examine these specific matters in more detail was determined by Members to be required. For ease of reference conditions 11 and 12, are set out below;

Condition 11

“Pursuant to Condition 1 – no development shall commence until the following details have been submitted to and approved in writing by the Planning Authority:

- i) Details of the proposed cut off ditch (or similar) to be located along the northern border of the site, along with calculations demonstrating that this proposed mitigation measure will not exacerbate flooding elsewhere;*
- ii) The existing flow pathway in the vicinity of the sewer line shall be maintained;*
- iii) A detailed drainage assessment and layout;*
- iv) Method Statement detailing the surface water containment during construction.”*

Reason: In order to ensure appropriate mitigation for flood risk

Condition 12

“Pursuant to Condition 1 – full details of the proposed SUDs shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall commence in accordance with these details. These details shall include:

- i) Full details of the proposed design and appearance of the SUDs facility to be designed in accordance with CIRIA C753;*
- ii) Detailed design calculations for this facility;*
- iii) Details of the proposed drainage of the SUDs facility;*
- iv) Details of the proposed maintenance regime and maintenance responsibilities for the SUDs facility;*
- v) Soil information to be provided if infiltration SUDs are proposed.”*

Reason: To ensure the provision of an adequate surface water drainage system and to prevent flooding.

2.0 Additional Submissions Since last PPSL Meeting

Members are requested to note that since the meeting on 20th March 2024 additional submissions have been made as follows:

23.05.24 – Submission by Dougall Baillie Associates (Dated 07.05.24) on behalf of Cala Homes related to Mr McNally-Gatensby objection submission dated 19.3.24.

10.06.24 – Drainage Strategy Report (Issue 5) submitted by applicant. Updated to reflect layout changes to house plots fronting Barrs Road. The applicants clarify by submission that;

‘The report has been updated to reflect the current site layout and subsequent changes to the drainage layout since issue 4 of the report. The changes to the site layout were in relation to the plots accessed from Barrs Road. Whilst this resulted in an amendment to the drainage layout, this had no impact on the proposed drainage principles or strategy applied in dealing with surface water flows at the development site and the supporting drainage calculations confirm this.’

13.6.24 – Representation in support of proposal by Cllr Penfold due to housing emergency. Cllr Penfold also submitted a request to be heard.

13.6.24 - E- mail from Mr McNally-Gatensby expressing concerns over prejudice suffered due to late publication of information addressing his previous objections dated 19.3.24. Officers have responded by e-mail dated 13.6.24 to indicate that they consider that the hearing should proceed. This response has been separately copied to members and placed on public access.

13.6.24 - Response to Mr McNally- Gatensby objections of 19.04.24 by applicants agent. This provided clarification on date of submission of their further representations to the council (22.5.24) and remit of their letter. They consider hearing should proceed. This has also been placed on public access.

Having regard to the above submissions, officers are of the opinion that any drainage and flooding matters of a technical nature associated with these submissions will be able to be put

by Members at the hearing to the appropriate parties and experts. Officers are content that these submissions raise no new issues.

None of the above submissions alters the Officer recommendation to approve the AMSC application as set out in the main officer report.

3.0 RECOMMENDATION

It is recommended that the AMSC permission be approved as per Officer recommendation within the main report, with the minor correction that the referenced drainage strategy within the approved supporting documents is amended to the Issue 5 drainage strategy submission dated 10.6.24. The proposed revision to condition 01 is as set out at below with the minor amendment set out in red.

AMSC - Approved Details

Revised Condition 01

The development shall be implemented in accordance with the details specified on the application form dated 30.01.23, supporting information and, the approved drawings listed below unless the prior written approval of the Planning Authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Location Plan: 00289 LP-01

Planning Layout & (Schedule of Accommodation)SOA: 251022 Rev I

2 Bed Semi / End Terrace: AFF-ET-2B PD1

2 Bed semi / Mid Terrace: AFF-MT-2B PD1

3 Bed semi / End Terrace: 3B5PET-PD1.2 Rev A

3 Bed Semi / Mid Terrace: 3B5PMT-PD1.2 Rev A

Quarter Villa - Semi Detached: QV-PD1.1-ET1 Rev C

Ramsey - Detached RAM-PD1.2 Rev H

Ranald IC – Detached RAN-PD1.2-IC Rev I

Ranald SE – Detached RAN-PD1.2-SE Rev I

Bryce – Detached BRY-PD1.2 Rev G

Colville COL-PD1.2 Rev D

Crichton – Detached CRI-PD1.2 Rev E

Darroch – Detached DAR-PD1.2 Rev F

Dewar – Detached DEW- PD1.2SE Rev H

Evan – Detached EVA-PD1.2

Garvie – Detached GAR-PD1.2 Rev E

Kennedy – Detached KEN-PD1.2B2RH Rev F

Lewis – Detached LEW-PD1.2H Rev G

Logan – Detached LOG-PD1.2 Rev E

Moncrief – Detached MON-PD1.2 Rev G

Brodick – Detached BRO-PD1 2 Rev A

External Finishes Layout 00289 EF-01 Rev E

Development Phasing Plan 00289 PL-05 Rev A

Bin Storage and Collection 00289 PL_02 Rev D

Landscape Layout and Planting Plan (Sheet 1 of 2) 2063/03 Rev E

Landscape Layout and Planting Plan (Sheet 2 of 2) 2063/04 Rev E

Planting Plan (Sheet 1 of 5) 2063/05 Rev E

Planting Plan (Sheet 2 of 5) 2063/06 Rev E

Planting Plan (Sheet 3 of 5) 2063/07 Rev E

Planting Plan (Sheet 4 of 5) 2063/08 Rev E

Planting Plan (Sheet 5 of 5) 2063/09 Rev E

Cardross Play Area 00289 PL_04 Rev 0

Horizontal Geometry 22217-100-100 Rev F

Northern Cut Off Ditch Details 22217-500-104 Rev D

SUDS Basin Details 22217-500-105 Rev F

Drainage Maintenance Regime 22217-500-106 Rev F

Overland Flow Route 22217-500-109 Rev C

Outline Traffic Calming Along A814 22217-SK-17 Rev D

Swept Path Analysis (Refuse) 22704-SK-02 Rev F

Swept Path Analysis (Fire) 22704-SK-03 Rev F

Preliminary Site Levels (300mm FFL Raise) 22704-SK-04 Rev K

Drainage Layout Sheet 1 22217-500-100 Rev F

Drainage Layout Sheet 2 22217-500-101 Rev E

Surface Water Management Plan 1 Rev E

Three Pipe System 22217-SK-20B Rev B

Affordable Housing - Combined Plans and Elevations Sheet 1 00289-AFF_C01 Rev B

Affordable Housing - Combined Plans and Elevations Sheet 2 00289-AFF_C02 Rev A

Brodick Handed 22 PD1 2H Rev A

Bryce Handed BRY-PD1 2H Rev G

Cleland Handed CLE PD1 2H Rev F

Close Coupled Substation GTC E SS 0011 R2 1 (1 of 1)
 Colville Enhanced Stone COL PD1 2 Rev E
 Colville Enhanced Stone Handed COL PD1 2H Rev E
 Crichton Handed CRI PD1 2H Rev E
 Darroch Handed DAR PD1 2H Rev F
 Evan Handed EVA PD1 2H
 Garvie Handed GAR PD1 2H Rev E
 Kennedy Handed PD1 2verB2RH Rev F
 Lewis Handed LEW PD1 2H Rev G
 Logan Handed LOG PD1 2H Rev E
 Moncrief Handed MON PD1 2H Rev G
 Ramsay Handed RAM PD1 2H Rev H
 Driveway Visibility Splay 22217-SK-24 Rev E
 Driveway Swept Path Analysis 22217-SK-25 Rev A
 Barr's Road Traffic Calming Proposals 22217-SK-31 Rev A

Approved Supporting Documentation and Technical Reports

Scheme for affordable housing	(27.01.23)
<i>Drainage Strategy Report (Issue 5)</i>	<i>(10.06.24)</i>
Planning Condition 11 Memo (Cut off ditch)	(27.01.23)
Archaeological Field Evaluation (AFE)	(27.01.23)
Site Waste Management Plan	(27.01.23)
Geilston Burn Flood Study RP 4 22217 Issue 2	(07.07.23)
RSA Letter Darlieth Rd Cardross	(27.07.23)
Landscape Planting and Maintenance	(27.01.23)
Biodiversity Statement (Updated)	(06.03.24)
Statement of Community Benefit	(26.10.23)
Cala Community Pledge	(26.10.23)
Biodiversity Measures Checklist	(26.10.23)
Barr's Road Roads Safety Audit (RSA) (5423)	(26.10.23)
Biodiversity Memo	(31.01.24)

Reason: To define the extent of the permission.

Author of Report: David Moore

Date: 13.06.24

Reviewing Officer:

Date:

Fergus Murray
Head of Development and Economic Growth