

Suggested Conditions

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interest of certainty and the proper planning of the area, and to comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

02. Before any work on the site is begun full details of any tree works shall be submitted for the written approval of the Planning Authority, including the submission of a Tree survey report, method statement, design details of hard surfacing within the Root Protection Area and an accompanying schedule including information on species, height, canopy spread, base level and condition. A detailed plan shall be submitted which shows the exact location of all existing trees at the site and the location and details of a method of tree protection, to comply with BS 5837:2012 Trees in relation to design, demolition and construction, for the written approval of the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

03. With the exception of tree works detailed in the approved application, existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

04. Before any work on the site is begun, samples of the proposed finishing materials shall be submitted to and approved by the planning authority in writing with respect to type, colour and texture. Written approval shall be obtained before the materials are used on site.

Reason: In order to protect the appearance and visual amenity of the conservation area.

05. Before any work on the site begins, full details of the boundary walls should be submitted, confirming the boundaries on all three sides, including the red line boundary.

Reason: To safeguard the amenity of the surrounding area.

06. Before any work on the site begins, full details of the boundary walls should be submitted, including confirmation of the leadwork required to prevent rainwater ingress between the proposed dwelling and the walls

Reason: To safeguard the amenity of the surrounding area.

07. Before any work on the site begins, full details drawings should be submitted, showing the proposed future access and maintenance of the walls on the east side.

Reason: To safeguard the structural integrity.

08. Before any work on the site begins, full detailed topographical drawings should be submitted, showing the slope and changes in ground level

Reason: In the interests of access safety and to retain proper control over the development.

09. All off-street parking spaces within the development shall be designed and constructed as passive (or active) electric vehicle charging spaces. Before work commences on site, details shall be submitted for the written approval of the Planning Authority. These details shall include the proposed ducting, associated infrastructure and electrical capacity, as well as the possible locations of EV charge points.

Reason: To support the provision of electric vehicle charging infrastructure, and thus accord with the aims and requirements of City Development Plan policy CDP 11: Sustainable transport, and supplementary guidance SG11: Sustainable Transport.

10. Before any work on the site is begun, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard and soft landscaping, shall be completed in accordance with the approved scheme.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

11. Before any work on the site begins, detailed drawing to mitigate flood risk including pump location, SUDS details, must be submitted to and approved in writing by the planning authority.

Reason: To minimise the risk of flooding and its adverse effects.

12. Before any work on the site is begun, details of a scheme demonstrating the parking area and turning area shall be submitted to and approved in writing by the planning authority.

Reason: In the interests of road/pedestrian safety and to retain proper control over the development.

13. The position of vehicle access to the site shall be restricted to the existing access.

Reason: To ensure compliance with road safety standards.

14. No part of the development shall be occupied until that part is accessible by pedestrians and vehicles in accordance with the approved drawings.

Reason: To ensure that occupiers have safe access to their property.

15. A basic minimum standard parking provision of 1 allocated off street car parking space per dwelling unit for residents and an additional 0.25 unallocated spaces per dwelling unit for visitors is required in accordance with the City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 6 Vehicle Parking.

Reason: In the interests of pedestrian safety.

16. No loose surface material shall be used on the first 2 metres of the driveway(s) from the front boundary of the curtilage.

Reason: To keep the road free of such material in the interest of the pedestrians and vehicular safety.

17. No development shall commence, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period and shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

- v) wheel washing facilities;
- vi) measures to control the emission of noise, dust and dirt and vibration during construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works, including targets for diversion of waste from landfill;

Reason: In order to safeguard the amenity of neighbouring properties.

18. A basic minimum standard parking provision of 1 allocated off street car parking space per dwelling unit for residents and an additional 0.25 unallocated spaces per dwelling unit for visitors is required in accordance with the City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 6 Vehicle Parking.

Reason: In the interests of pedestrian safety.

19. Before development commences on site a Statement on Energy (SoE) shall be submitted to and approved in writing by the planning authority. The SoE shall analyse the energy and CO₂ savings that can be achieved in the development by utilising energy efficient design, practice and technologies. It shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO₂ emissions and the 'Gold Hybrid' sustainability label, or better, as per the Building Standards Technical Handbook Section 7: Sustainability. The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the planning authority before the development/the relevant part of the development is occupied.

Reason: To reduce energy consumption and greenhouse gas emissions by ensuring that the development is designed and constructed to be energy efficient, and utilises cleaner and more renewable sources of energy.

20. Prior to the commencement of construction works on site, details of the drainage system for the development shall be submitted to and approved in writing by the Planning Authority.

Reason: In order to minimise the impact of the building on the existing public drainage system.

21. Prior to the commencement of construction works on site, details of the drainage system for the development shall be submitted to and approved in writing by the Planning Authority.

Reason: In order to minimise the impact of the building on the existing public drainage system.

22. All dwellings shall be designed and constructed so that noise from road traffic does not give rise to internal noise levels, with windows closed, greater than 45 dB(A) daytime and 35 dB(A) night time when measured as LAeqT.

Reason: To protect residents in the development from road traffic noise.

Advisory Notes

1. The developer should advise each prospective purchaser that residents may not be eligible to purchase a resident's on-road parking permit if such permits are introduced in line with Glasgow City Council policy.
2. The applicant should contact Waste Management & Recycling regarding the collection of bins from the proposed residential development.
3. All servicing of the proposed development will be subject to traffic regulations and existing waiting and loading restrictions and any future amendments to same.
4. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984.