

24/00213/LOCAL – Use of site as car wash, valeting & detailing facility with tyre fitting, service & repairs garage, parking and 2no EV charge points. (Partly Retrospective) | Site At Muirend Avenue/ Clarkston Road, Glasgow

Item 7

29th April 2025

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, a noise survey shall be submitted to and approved in writing by the planning authority. The noise impact assessment shall show that noise from within the proposed development will not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 and 45 dB LA max(fast) at all other times. Where the survey predicts that these levels will be exceeded, mitigation measures to ensure that these levels are met shall be specified in the survey report. The approved mitigation measures shall be completed before the use of the development commences.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise

03. The use of the property shall not commence until evidence is submitted to the Planning Authority, demonstrating that consent has been given by Scottish Water (or any other relevant authority) to discharge trade effluent into the public sewer. This will include evidence of an oil separation device where required by regulators.

Reason: In the interests of the natural environment.

04. Before any work on the site is begun, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development/the relevant part of the development is occupied.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

05. 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. For the avoidance of doubt any new hardstanding should be finished in a permeable surface. 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.

06. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease. Unless otherwise agreed in writing with the Planning Authority, no development shall recommence on the affected area of the site until a comprehensive contaminated land investigation and assessment to determine the revised contamination status of the site has been submitted to and approved in writing by the Planning Authority.

Where required by the approved assessment, a remediation strategy shall be prepared and agreed in writing with the Planning Authority before work recommences on the affected area of the site. Upon completion of any approved remediation strategy and prior to the site being occupied, a remediation completion / validation report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

Reason: To ensure the ground is suitable. for the proposed development.

07. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

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

08. Prior to the commencement of development details of staff cycling provision shall be submitted for the written approval of the Planning Authority. If agreed the development shall be completed in compliance with these details and available for staff prior to the first use of the premises. For the avoidance of doubt the provision shall include secure cycle parking for a minimum of 1 bikes, changing and shower facilities and lockers for staff employed at the premises.

Reason: In order to promote cycling to work.

09. The arrival of delivery vehicles at the premises shall be restricted to the following days and hours: 0800 – 1900, Monday to Saturday, 1000-1800 Sunday

Reason: To protect local residents from exposure to noise at unsocial hours.

Advisory Notes

01. The applicant will require to apply to this office (and be granted) approval under Section 56 of the Roads (Scotland) Act 1984 prior to any work commencing on site.

02. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build or maintain this approved development. Such consent should be obtained prior to the commencement of works on site

03. It is recommended that the applicant should consult with Building Services Operations and Safety (Development and Regeneration Services) as a Building Warrant may be required for the development.

03. Construction works must be undertaken in a safe manner which does not disturb the operation of the neighbouring housing without notice.