

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. 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 the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

03. Passive electric vehicle charging provision is required for 100% of car parking spaces in new residential developments with communal off-street parking provision in accordance with Glasgow City Council City Development Plan, Supplementary Guidance 11: Sustainable Transport Section 7 Electric Vehicles

Reason: In order to promote Sustainable Transport and ensure that the proposed development conforms to the standards approved by the Council

04. No vegetation (trees and shrubs) clearance or other works (including ground investigation) should be completed within the breeding bird season, unless a comprehensive nest check is completed by a competent ecologist. Any confirmed active bird nests should be delineated with an appropriate buffer with no works in this exclusion area until breeding has been completed.

Reason: In order to protect any nesting birds present.

05. Before work on site begins, a protected species survey for bats at the site shall be undertaken (including trees and buildings, etc), by an appropriately qualified person(s), and submitted to the Planning Authority for written approval.

Reason: In order to enable the Planning Authority to assess the impact of the proposal on this protected species.

06. When submitting the required Building Warrant application for this development an updated Statement on Energy (SoE) shall be submitted to and approved in writing by the planning authority. The SoE shall demonstrate how the development will incorporate low and zero carbon generating technologies to achieve at least a 20% cut in CO2 emissions and that the Gold Hybrid Standard are to be met, as per City Development Plan policy CDP 5: Resource Management & accompanying Supplementary Guidance SG5: Resource Management. 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.

07. 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 by the Planning Authority in writing. A comprehensive contaminated land investigation and assessment shall be conducted to determine the revised contamination status of the site and a remedial strategy where required shall be prepared and agreed in writing with the Planning Authority before work recommences on site. Upon completion of the remediation works and prior to the site being occupied, a verification 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.

08. 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.

09. Before any work on the site is begun, details of the proposed roof tiles, window frames, exterior bricks, and render in terms of their design, colour and texture will be submitted to and approved in writing by the Planning Authority.

Reason: In order to protect the appearance of both the property itself and the visual amenity of the surrounding area

10. All vehicles shall be able to ingress and egress the site in a forward gear.

Reason: In the interests of pedestrian and traffic safety at the locus

11. Passive electric vehicle charging provision is required for 100% of car parking spaces in new residential developments with communal off-street parking provision in accordance with Glasgow City Council City Development Plan, Supplementary Guidance 11: Sustainable Transport Section 7 Electric Vehicles

Reason: In order to promote Sustainable Transport and ensure that the proposed development conforms to the standards approved by the Council.

12. Vehicular access shall be taken via a dropped kerb footway crossing in accordance with Figure 5.6 of the GCC Design Guide New Residential Areas.

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

13. The driveway(s) shall be at least 6 metres long measured from the front boundary of the curtilage.

Reason: To ensure that the required car parking provision is made within the property.

14. The driveway shall be at least 3.5 metres wide over its entire length.

Reason: To ensure that the development is accessible to all

15. Any access gates shall open inwards only.

Reason: To ensure that gates do not obstruct pedestrian or vehicle movement or create a safety hazard.

16. Before any work on the site is begun, a drainage impact assessment and a flood risk assessment shall be submitted to and approved in writing by the planning authority.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

20. Written confirmation that written approval has been obtained from Scottish Water shall be submitted to the planning authority one month before the commencement of site drainage works.

Reason: To enable accurate recording for the purposes of the Flood Risk Management Act.

Drawings

The development shall be implemented in accordance with the approved drawing(s):

1. 01 LOCATION PLAN Received 23 March 2020
2. 05 STREET CONTEXT ELEVATION Received 23 March 2020
3. 06 PROPOSED ELEVATION Received 23 March 2020
4. 07 REAR ELEVATION AS PROPOSED Received 23 March 2020
5. 08 SECTION AA AS PROPOSED Received 23 March 2020
6. 03A PROPOSED SITE PLAN Received 30 April 2020
7. 04A PROPOSED FLOOR PLAN AND ROOF PLAN Received 30 April 2020
8. 09A SECTION BB AS PROPOSED Received 30 April 2020
9. 10A GABLE ELEVATIONS Received 11 May 2020

Advisory Notes to Applicant

01. Prior to implementation of this permission, the applicant should contact Development and Regeneration Services (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.

02. 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.

03.The applicant should consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development.

04.Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.

05.In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.

06.The applicant should consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development. In particular, sustainable drainage systems (SUDS) should be designed and constructed in accordance with the vestment standards contained in "Sewers for Scotland", 2nd edition 2007. The applicant is advised that, where drainage systems including SUDS are not vested in Scottish Water, it is the applicant's/developer's responsibility to maintain those systems in perpetuity or to make legal arrangements for such maintenance.

07. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place. It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mineentries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.