

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 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 by utilising cleaner and more renewable sources of energy.

03. 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.

04. 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.

05. Prior to the commencement of any drainage works on site, the applicant will provide the Planning Authority with written confirmation of Technical Approval (or Permission to Connect if applicable) from Scottish Water, along with a copy of the approved drainage drawings.

Reason: In order to protect the appearance of both the property itself and the surrounding area
Reason: In the interests of pedestrian and vehicular safety.

06. All external colours shall be approved in writing by the planning authority before they or any relevant materials are used on the site.

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

07. All building and building detail shall be in a good quality clay facing brick.

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

Reason: In order to protect the visual amenity of the surrounding area.

08. Before any work on the site is begun, details of the colour and materials of the rainwater goods 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.

09. Prior to installation on site, full details of the design and location of external rainwater goods, external vents, flues and any other similar fixings to the building shall be submitted to and approved in writing by the planning authority. Where reasonably practical it is expected that all requirement for vents, flues and similar fittings shall be accommodated via rising internal service ducts which terminate at roof level.

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

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

10. 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 is occupied.

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

11. Written confirmation of the strategy for presentation of bins for collection shall be submitted to and approved by the Planning Authority prior to any part of the development being occupied.

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

12. A Preliminary Ecological Appraisal identifying wildlife and habitats on the site, and a Biodiversity Statement on how the development will support and enhance biodiversity shall be submitted to and approved by the planning authority before works commence. The Appraisal and Statement shall be informed by policy guidance on biodiversity in the development plan, including City Development Plan policy CDP 7 and Supplementary Guidance SG7 Natural Environment, and shall contain specific actions and/or works demonstrating agreed mitigation measures, where necessary, along with works and/or actions that support habitat creation and improve on-site biodiversity. The statement actions and or/works shall be carried out in accordance with a detailed timetable as set out in the approved statement.

Reason: To protect and enhance the biodiversity of the area.

13. A site materials management strategy and / or landscaping strategy that includes proposals to ensure that soils are suitable for re-use on site shall be submitted for the written approval of the Planning Authority prior to development commencing on site, and shall thereafter be implemented as approved. The strategy shall also include proposals to validate that re-used and imported soils are suitable for re-use.

Reason: To ensure that favourable conditions are created for survival of the planting.

14. 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.

15. The applicant shall provide a residential travel pack in each dwelling prior to occupation. The pack shall include maps detailing public transport stops, timetable and estimated journey times, walking / cycle routes to key destinations, health benefits of walking / cycling etc.

Reason: To ensure that the development is accessible to all in accordance with the principles of inclusive design.

16. 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.

17. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

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

18. Provision shall be made in the design of the development for the parking of cycles. This provision shall be in accordance with the requirements of City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 4 Cycle Parking in terms of: locations; minimum levels; and being safe, sheltered and secure. The cycle parking shall be available for use in accordance with the approved drawings before the development is occupied.

Reason: To ensure that cycle parking is available for the occupiers/users of the development.

19. The car parking area(s) shall be permeable but shall exclude loose material. Car parking spaces (each space measuring 2.5 x 5.0 metres) and aisles (6 metres wide) shall be clearly delineated on the ground. The car parking area(s) shall be available for use before the development/the part of the development served by the car parking in question, is occupied.

Reason: To attenuate drainage from the site in the interest of flood control; to keep the road free of loose material in the interests of pedestrian and vehicular safety; and to ensure that car parking is available for the occupiers/users of the development.

20. 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.

21. The site is located in or near a Coal Authority Development High Risk Area and therefore the potential for mine gas should be included as a potential pollutant linkage within the contaminated land assessment. The contaminated land assessment must be approved in writing by the Planning Authority.

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

Advisory Notes

1. 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.

2. Prior to implementation of this permission, the applicant should contact Neighbourhoods, Regeneration and Sustainability Services (Transport Planning) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development. Approval under Section 56 of the Roads (Scotland) Act 1984 will be required.

3. 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

4. All servicing of the proposed development will be subject to traffic regulations and existing waiting and loading restrictions and any future amendments to same.

5. The applicant should contact Waste Management & Recycling regarding the collection of bins from the proposed residential development.

6. The applicants are reminded of the following policies of Neighbourhoods, Regeneration and Sustainability (Waste and Recycling):

REFUSE CONTAINMENT

It is the responsibility of the developer/owner to purchase the agreed means of refuse containment.

WHEELED BIN REFUSE COLLECTION

Where the developer is planning a wheeled bin method of refuse containment and collection, the conditions governing this system must be complied with, i.e. that the wheeled bin is presented at/and collected from, the agreed location (kerb side, air space etc) on the advised day of refuse collection by the owner/tenant/caretaker etc.

7. The applicant is advised to consider registering the site with the Considerate Constructors Scheme, which aims to improve the image of the construction industry. For further details, please contact the scheme directly.

Considerate Constructors Scheme, PO Box 75, Ware, Hertfordshire SG12 0YX.
Telephone: 01920 485959 Fax: 01920 485958 Free phone: 0800 7831423
www.ccscheme.org.uk email:enquiries@ccscheme.org.uk

8. 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.

9. 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.

10. 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", 3rd edition 2016. 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.