



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Eileen Dudziak Phone: 0141 287 6094

Item 1 (a)

28th January 2025

Application Type Full Planning Permission
Recommendation Grant Subject to Conditions

Application	24/02429/FUL	Date Valid	01.11.2024
Site Address	Site Between 48 - 66 Busby Road Glasgow		
Proposal	Erection of 4 no. detached dwellinghouses with detached garages: Material variation to 21/00397/FUL to include changes to external materials for all plots, amendments to all approved garages and alterations at plot 1.		
Applicant	Zoom Developments 9 Montgomery Street The Village East Kilbride G74 4JS	Agent	DTA . 9 Montgomery Street The Village East Kilbride G74 4JS
Ward No(s)	01, Linn	Community Council	02_108, Carmunnock
Conservation Area	Not applicable	Listed	Not applicable
Advert Type	Not applicable	Published	15 November 2024
City Plan	Greenbelt		

Representations/Consultations

REPRESENTATIONS

22 representations were received against the application all from neighbouring residents, objecting to the proposal. The **material** grounds of objection can be summarised as follows:

- Amenity;
- Design; and,
- Privacy.

The objections also contained a number of other grounds of objection which in this specific case, as the use of the land for housing has been established include:

- Proposal is on Greenbelt Land;
- Most of site remains undeveloped;
- Proximity to site of environmental significance and protected species;
- Road safety concerns due to potential removal of traffic calming measures/ increase in traffic;
- Development at odds with rest of village/doesn't reflect its conservation status;
- Flood Risk Concerns;
- Parking issues;
- Access issues;

- Noise issues due to additional cars;
- Loss of view;
- Issues created by current building works; and
- Request that GCC overturn decision.

CONSULTATIONS

No external consultations were requested or required

Site and Description

The principle of the development of 4 detached dwellinghouses with detached garages is already established through a previous consent, 21/00397/FUL which whilst previously refused was allowed on appeal 21/00040/LOCAL. Work has commenced on the development meaning that only the material changes to the original proposal are subject to this assessment.

The application site is located between established residential properties, number 48-66, on the north western side of Busby Road in Ward 1, Linn. The site backs on to the SINC and Green Corridor (White Cart Water). Carmunnock village has conservation status but the site in question is located outwith this designation to the south west.

Site History

24/00343/FUL-Erection of one dwellinghouse and one outbuilding to rear ##WITHDRAWN##

21/00040/LOCAL - allowed on condition

21/00397/FUL – Refused - Erection of 4no. dwellinghouses with detached garages - contrary to City Development Plan policy CDP 6: 'Green Belt and Green Network'

20/00478/FUL – Refused – Erection of 4no. dwellinghouses with detached garages.

Proposal

The application proposes material amendments to the original consented development (reference 21/00397/FUL), mainly:

- changes to external materials for all plots;
- amendments to all approved garages; and
- additional alterations at plot 1.

External materials

The original scheme proposed a largely rendered elevations with the ground floor, basecourse and detailing finished with a grey concrete block. This application would change the concrete block to a mixed buff natural sandstone. The render would remain as consented. This change would apply across all 4 plots and the associated garages.

Amendments to all approved garages

In the original proposal all garages were single and set over 1 storey. In plots 2, 3 and 4 the garages would be relocated closer to the road (by approximately 5 metres) with a small increase in roof height from 4.4m to 4.7m. Height to eaves would increase from 2.4m to 2.6m. Specific to plot 4 this garage would change from a single garage to a double garage. All garages would still be more than 6 metres from the front boundary and set behind the main building line.

Additional alterations at Plot 1.

A proposed conservatory would be changed to solid wall construction with buff sandstone walls. The footprint and accommodation would remain the same on the ground floor with the addition of a raised terrace at the rear of the first-floor bedroom. The terrace would have a frameless balustrade.

The proposed boundary wall on the north would be moved from its original location by some 3 metres (away from boundary with 66 Busby Road) to mitigate any impact on the trees and their root zones.

The most significant change is to the garage which would extend to 2 storeys and would accommodate vehicles on the ground floor and additional ancillary amenities on the upper floor, mainly a recreation/gym space, a steam and sauna room and shower. There is a small window at the rear serving the hallway. The recreation room is served by patio doors with a Juliette balcony. The garage would have an approximate width of 6m and 12 metres in depth with an eaves height of 4.2 metres and maximum height of 7 metres.

The application is in part retrospect with the changes to the external materials having been implemented at plot 4.

Specified Matters

Planning legislation requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee Report. The remainder of the information and a response to each points to be addressed is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

i. an environmental statement

Not applicable

ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable

iii. a design statement or a design and access statement

Not applicable.

iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)

Not applicable

B. Summary of the terms of any Section 75 planning agreement

Not applicable

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

i. with regard to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable

ii.

1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable

2. restricting the grant of planning permission

Not applicable

iii.

1. requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable

Policies

National Planning Framework 4

Policy 1: Tackling the Climate and Nature Crisis

Policy 2: Climate Mitigation and Adaptation

Policy 14: Design, quality and place

Policy 16: - Quality Homes

Glasgow City Development Plan

CDP 1 & SG1 - The Placemaking Principle

Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (As subsequently amended) require that planning applications be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

In terms of this application therefore, the determining issues are considered to be:

- (a) whether the proposal accords with the Development Plan; and,
- (b) whether any other material considerations (including objections) have been satisfactorily addressed.

In respect of (a) the Development Plan comprises National Planning Framework 4 (NPF4) which was adopted on 13th February 2023 and the Glasgow City Development Plan which was adopted on 29th March 2017.

National Planning Framework 4:

The National Planning Framework 4 (NPF4) is the national spatial strategy for Scotland up to 2045. Unlike previous national planning documents, the NPF4 is part of the statutory Development Plan and Glasgow City Council as planning authority must assess all proposed development against its policies.

The following policies are considered relevant to the application:

Policy 1 (Tackling the climate and nature crises) and Policy 2 (Climate mitigation and adaptation) are applicable to all new development and must be considered in light of the proposals impact on the environment.

Comment:

The aim of the policy is to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis. The proposal is, generally, consistent with the aims and abovementioned policies of NPF4. The proposal represents minor amendments to an approved scheme and, as such will have minimal impact on the climate and nature crises.

The proposed development will also not have a detrimental impact on the character or environmental quality of the surrounding area in terms of size, design and materials.

The proposal complies with **Policies 1 and 2.**

Policy 14. Design, quality and place

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Comment:

Policy 14 aims to ensure that all new development is appropriate for its setting in respect of type, scale, design and appearance. Further assessment is provided below under SG1 but in general the development complies with **Policy 14**.

Policy 16. Quality homes

Policy 16 seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland. Development proposals for new homes on land allocated for housing in LDPs will be supported.

Comment:

The use of the land for housing has been established through the previous consent which has now been implemented. Therefore whilst relevant to the overall proposal, the specifics tests around quality, siting, affordability etc are not relevant to the assessment of this application. With respect to the changes to the external materials the use of stone would result in a high-quality design to the benefit of the visual appearance of the immediate area.

NFP 4 Conclusion:

Taking all the above into considerations the proposal would meet the requirements of NPF4.

Glasgow City Development Plan

The City Development Plan consists of high-level policies (in line with Scottish Government guidance), with statutory Supplementary Guidance providing further information or detail in respect of these policies. Many of the policies in NPF4 are reflected by policies and statutory guidance associated with the Glasgow City Development Plan.

The following CDP policies are considered particularly relevant to the application assessment:

CDP 1: The Placemaking Principle

Policy CDP 1 is an overarching Policy which must be considered for all development proposals to help achieve the key aims of the Glasgow City Development Plan. CDP 1 states that new development should aspire towards the highest standards of design while providing high quality amenity to existing and new residents in the City. New development should respect the environment by responding to its qualities and character.

*Supplementary Guidance **SG1 'Placemaking'** supports CDP1 and comprises two parts. Part 1 provides the context and approach of Placemaking established in Policy CDP1 and Part 2 contains detailed assessment criteria for small-scale development.*

Supplementary Guidance SG 1: Placemaking (Part 2), Alterations to Dwellings and Gardens

This guidance sets out the planning requirements for alterations to dwellings and gardens.

It outlines the criteria that must be met in relation to, for example design and materials, privacy and overlooking and daylighting and sunlight. It seeks to ensure that extensions and alterations to houses and flats are carefully designed, so that the visual amenity of residential buildings and areas is not adversely affected by over-dominant extensions and that residential amenity is not reduced e.g. by the excessive reduction of useable private garden space or a loss of privacy.

Design and Materials (see also SG1 - Placemaking, Part 1 and SG1 Part 2, Detailed Guidance - Building Materials) - Good design improves quality of life. Well-designed homes and neighbourhoods create better and healthier places to live, builds strong communities and can reduce crime, improve energy efficiency and provide homes that keep their value over time. Well-designed environments go further than the minimum. They enhance the sense of well-being, enable healthy lifestyles and create delight. The following guidance applies:

- a) the siting, form, scale, proportions, detailed design and use of materials should be in keeping with the existing building and wider area;*
- b) high quality innovative design is encouraged where it will complement the property;*
- c) extensions and other alterations to dwellings should be designed so they do not dominate the existing building, or neighbouring buildings; and*
- d) external materials should reflect the character of the original building and the street and the windows and doors in an extension should match those of the existing property*

Comment:

The amendments to the original proposal are relatively minor and the principle of housing on the site has previously been established.

The re-design and enlargements of the garages in plots 1 and 4 have been sensitively undertaken as both plots are large and both extended structures would comfortably sit in the gardens without resulting in overdevelopment. The garages would still sit behind the main building line and would not dominate the streetscene, using materials to match the proposed houses (as demonstrated by the applicant's street elevations). It is appreciated that the garage at plot 1 is larger in scale than the other consented developments, but the garage would still appear ancillary and its use as a garage and additional leisure space is consistent with many detached outbuildings throughout the city. To control its use a condition is proposed to ensure that all garages remain ancillary and cannot be converted for sale or letting separate to the main dwelling.

The proposed change of external materials from grey concrete block to buff natural sandstone for the garages and houses raises no concerns and represents a similar colour palette used for the properties on the opposite side of Busby Road.

Furthermore, the proposed amendment to the rear conservatory at plot 1 to create a stone extension and balcony is sensitive in scale and design, appearing subservient to the main house. Owing to its scale and siting it would not be visible from the street having no visual impact on the wider character of the area.

Concerns have been raised with respect to potential privacy impacts from the new balcony at the rear of plot 1 and the inclusion of a Juliet balcony on the garage, also at plot 1. Screening in the form of mature trees and shrubbery is present on the majority of the boundary between Plot 1 and no 66 Busby Road. In addition, these are large plots with significant private garden ground and the balcony proposed for plot 1 is located approximately 15 metres from the boundary with no 66 and some 24 metres from any opposite windows. Well within the Council's standards of SG1 which requires a minimum window (or balcony) distance of 10 metres to a boundary and 18 metres to an opposite window. The balcony is also approximately 10.5 metres from the boundary with plot 2.

The windows serving the garage are positioned in such a way where no privacy issues shall arise for plot 2. The front elevation of the garage is also approximately 42m from the front elevation of the property on the opposite site of Busby Road. Therefore, it is not considered that the proposal would impact detrimentally on the privacy of neighbours.

Finally in respect of siting of the garages, SG1 requires that:

Free-standing Garages - Garages should:

- a) be set a minimum of 6 metres back from the rear edge of the public/common footpath, except in private lanes where they may be set on the boundary;*
- b) have a pitched roof, unless well screened from public view;*
- c) not extend in front of the established building line; and*
- d) be finished in materials to match the original house.*

The principle of the proposal is established, and the approved scheme included garages. Only the design of the garages has significantly changed in plots 1 and 4 but the design, location and materials remain in accordance with the above guidance.

Subject to condition, the proposed development accords with SG 1.

City Development Plan Conclusion

This application seeks minor amendments to an approved scheme comprising 4 detached dwellinghouses and garages. The amended materials are a good quality substitution and reflect a colour palette that is prevalent in the wider area.

No privacy issues are anticipated due to the mature screening present on site and the distances between the proposal site and neighbouring properties.

The proposed properties are located in very generous plots and so no significant issues are anticipated with respect to overshadowing or daylight.

The re-alignment of the boundary wall in Plot one will create no amenity issues and is a practical solution to avoid impacting the tree roots present on the boundary between plot one and number 66 Busby Road.

In terms of issue **(a)** the proposal is considered to accord with the Development Plan, having regard to the designated land use and all relevant policies as addressed above.

In respect of **(b)** other material considerations include the views of statutory and other consultees and the contents of letters of representations. No consultations were received and the material planning issues raised in the representations have been addressed in this report.

CONCLUSION

The above demonstrates that the proposed development complies with the Development Plan. Other material considerations have been considered however these do not outweigh the proposal's accordance with the Development Plan.

On the basis of the foregoing, it is recommended that the application for full planning permission be granted subject to the original conditions as well as the additional conditions 33, 34 and 35 in order to protect residential and visual amenity.

Approved Drawings

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

1. PROPOSED GARAGE PLANS AND ELEVATIONS PLOTS 2_3 L(2)15 D Received 15 January 2025
2. PROPOSED GARAGE PLANS AND ELEVATIONS PLOT 4 L(2)18A Received 15 January 2025
3. PROPOSED GARAGE ELEVATIONS AND SECTION PLOT ONE L(2)17C Received 15 January 2025
4. PROPOSED ELEVATIONS PLOT ONE L(20)02 G Received 15 January 2025
5. PROPOSED ELEVATIONS PLOT 3 L(20)04 Received 20 January 2025
6. Proposed Scheme L(2-)10 REV B Received 21 January 2025
7. L(2-) 16 C GARAGE FLOOR PLANS PLOT 1 Received 3 October 2024
8. L(0-) 00 A A LOCATION PLAN Received 3 October 2024
9. L(0-) 02 P PROPOSED SITE PLAN Received 3 October 2024
10. L(20) 03 J PROPOSED ELEVATIONS PLOT 2 Received 3 October 2024
11. L(20) 05 J PROPOSED ELEVATIONS PLOT 4 Received 3 October 2024
12. L(20) 10 C PROPOSED GROUND AND FIRST FLOOR PLAN PLOT 1 Received 3 October 2024

As qualified by the above condition(s), or as otherwise agreed in writing with the Planning Authority

Conditions and Reasons

01. Prior to the commencement of construction of the new buildings elevational and sectional drawing(s) at 1:20 scale shall be provided for the following: (i) A typical window detail comprising opening, window frame and any recessed Juliet balcony; and (ii) the proposed window and brick coursing. The drawings shall include particulars of types, depth, fixing, jointing and framing to be used in association with each particular detail and material. This information shall be submitted to and approved in writing by the Planning Authority and if agreed, development completed in accordance with these details.

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

02. Prior to the commencement of construction of the new buildings, details and a sample panel demonstrating the colour, finish and fixing of each external material shall be submitted to and approved in writing by the Planning Authority. The sample panel shall be erected on site for inspection and once approved shall remain in place throughout construction, unless otherwise agreed by the Planning Authority. For the avoidance of doubt each sample panel should demonstrate the exact details of jointing, framing, treatment and fixing as demonstrated in the

detailed drawings agreed under condition 01.

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

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

03. 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 an Arboricultural Impact Assessment, 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.

04. Before any work on the site is begun, a detailed plan to comply with S 5837:2012 Trees in relation to design, demolition and construction, which shows the exact location of all existing trees on the site, including their root protection area (RPA), shall be submitted to and approved in writing by the planning authority. An accompanying schedule shall include information on species, height, canopy spread, base level and condition. The plan and schedule, ie the tree survey, shall also indicate those trees which it is intended to retain and those which it is intended to remove and details of any tree works to retained trees.

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

05. Before any work on the site is begun, a detailed plan which shows the root protection area (RPA), the location and details of a method of tree protection and temporary works, including scaffolding and access routes, to comply with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations shall be submitted to and approved in writing by 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.

06. Before any work on the site is begun, a programme for the implementation/phasing of the landscaping in relation to the construction of the development shall be submitted to and approved in writing by the planning authority.

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

07. 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.

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 is begun on site, an ecological appraisal as necessary to comply with CDP/SG7 shall be agreed with the planning authority and carried out in the manner agreed, with a report

of findings submitted to and approved by the planning authority in writing.

Reason: To assess the impact of the proposed development on protected species.

10. Before any landscaping works on the site is begun, a maintenance schedule for the landscaping scheme/open space, including a calendar detailing the maintenance of each component of the landscaping scheme and the number of operations within each month, and details of the responsibilities of relevant parties, shall be submitted to and approved in writing by the planning authority.

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

11. Before any part of the development is occupied, a continuous and uninterrupted sightline of 2.5 by 40 metres shall be achieved at the access onto Busby Road. Any structure or planting within the sightlines shall at all times have a maximum height of 1 metre.

Reason: To enable drivers of vehicles approaching this junction to have a clear view over a length of road sufficient to allow safe exit.

12. 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: To protect the privacy of neighbouring residential properties.

13. Prior to commencement of site works, the applicant shall submit final construction Drawings of all Drainage and SUDS for the approval of the planning authority.

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

Reason: In order to ensure effective surface water drainage.

14. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

Reason: To mitigate the impact of the proposal on the historic environment.

15. 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.

16. 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.

17. During the period of the works on site monthly inspection reports, prepared by a suitably qualified professionals on Arboricultural matters, shall be submitted to the Planning Authority for written approval. These reports shall deal with the integrity of tree protection measures, any

planned and agreed works within the root protection areas (RPA), service works, and any other site access issues that may impact on the trees to be retained.

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

18. All tree works shall be carried out in accordance with the specifications detailed unless otherwise agreed in writing by the Planning Authority.

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

19. No vegetation (trees and shrubs) clearance or other works (including ground investigation) should be completed within the breeding bird season (March to August inclusive), unless a comprehensive nest check is completed by a competent ecologist within 1 week of the works being carried out. 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.

20. A statement on how the development will support and enhance biodiversity shall be submitted to and approved by the planning authority before works commence. This 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. For the avoidance of doubt, this shall include details of compensatory nature conservation and water environment/quality measures as appropriate.

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

21. Vehicular access shall be taken via a dropped kerb footway crossing in accordance with Figure 5.8 of the Glasgow City Council Design Guide New Residential Areas.

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

22. Any redundant street furniture, footway crossovers or redundant signing, including walking and cycle route signs, footway, plates, lighting to be replaced by the developer in consultation with the Neighbourhoods and Sustainability Services.

Reason: In the interests of pedestrian safety.

23. 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 Glasgow City Plan policy TRANS 6 Cycle Parking Standards: locations; minimum levels; safe, sheltered and secure; and in 'sheffield' type racks. Details shall form part of the first application for approval under this planning permission in principle. 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.

24. During the construction period, wheel washing equipment shall be provided at all egress points and kept in operation during all times when vehicles are leaving the site. Before any work on the site is begun, details of the type of equipment shall be submitted to and approved in writing by the planning authority.

Reason: To ensure, in the interests of traffic and pedestrian safety, that mud from the site is not carried onto any road.

25. Any access gates shall open inwards only.

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

26. The applicant shall provide a residential travel pack in each dwelling prior to occupation; a draft

pack shall be submitted to this office for approval; pack should 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.

27. All vehicles to ingress and egress in a forward gear.

Reason: In the interests of pedestrian and vehicular safety.

28. Passive electric vehicle charging provision is required for 100% of car parking spaces in new residential developments 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.

29. In the event that any previously unidentified contamination is found at any time when carrying out the approved development, it shall be reported in writing to the planning authority within one week. A comprehensive contaminated land investigation, including risk assessment and remediation strategy, shall be carried out as required by the planning authority. The approved remediation works shall be carried out prior to the recommencement of development on the affected part of the site.

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

30. 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.

31. When submitting the required Building Warrant application for this development a 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 zerocarbon 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.

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

32. Should surface water be discharged to a watercourse, the applicant will require to demonstrate that there will be no detrimental impact on any watercourse and that flooding will not be increased in the surrounding area upstream and downstream as a result of the development. Thereafter, the details approved shall be implemented and retained in the approved format.

Reason: In order to ensure effective surface water drainage.

33. No window openings additional to those shown on the approved drawings shall be formed without the prior written approval of the planning authority.

Reason: To protect the privacy of neighbouring residential properties.

34. The garages hereby approved shall be used only as incidental to the enjoyment of the dwelling house. For the avoidance of doubt, they shall not be sold or let out separately (on a long or short term basis) or used for commercial business purposes, other than a home office for the occupants of the house.

Reason: In order to safeguard residential amenity.

35. Plots 1 to 4 and the associated garages shall be finished in traditional sand cement render and Tradstocks Mixed Buff Random Sandstone with smooth precast surrounds and cill's as demonstrated in the approved plans.

Reason: To maintain the character of the wider area and ensure consistency across all 4 plots.

REASON(S) FOR GRANTING THIS APPLICATION

The development complies with the Development Plan. Other material considerations have been considered however these do not outweigh the proposal's accordance with the Development Plan.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

EDZ/RM/14/01/2025

BACKGROUND PAPERS

None

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