25/00079/LOCAL – Erection of residential development (49 units), includes earthworks and retaining walls, landscaping, car parking, infrastructure and associated works.

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 interests of certainty and the proper planning of the area, and to comply with section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

02. Before development commences, a survey of the pond assessed against the drawing in Appendix G of the Flood Risk & Drainage Impact Assessment (Dougall Baillie Associates, May 2026) covering the sediment forebay and its remaining capacity, inlet, outfall, flow control, gabion weir and marginal planting — to be submitted to and approved by the planning authority, with any works needed to restore design performance completed before development runoff is discharged to the pond.

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

03. Before development commences, a maintenance plan identifying the responsible party and the inspection and maintenance regime, including sediment removal from the forebay, shall be submitted to and approved in writing by the Planning Authority. The plan will set out the arrangements to ensure the full compliance with the terms of this conditions should the responsible party cease to exist. Thereafter the maintenance plan will operate in accordance with the approved details for the lifetime of the development.

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

04. Before development commences, a CEMP including a construction surface water management plan demonstrating that construction runoff will be intercepted and treated before it can reach either SUDS System A or the ditch network that bypasses it shall be submitted to and approved in writing by the Council. The measures thereby approved shall be operational before ground is broken and retained until all construction work is completed.

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

05. Development shall be implemented in accordance with the Great Crested Newt Species Protection Plan Version 3 dated 12th October 2026 and the Biodiversity Enhancement and Management Plan version 3.1 dated 4th August 2026.

Reason To ensure effective ecological

06. Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until a comprehensive contaminated land assessment has been submitted to and approved in writing by the Planning Authority.

The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. The site is located in or close to a Coal Authority Development High Risk Area and therefore the potential for mine gas must be included within the assessment. The assessment shall be conducted and reported in accordance with current recognised codes of practice and guidance and shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 'Development of Contaminated Land'. Any potential risks to human health, property, the Water Environment and designated ecological sites shall be determined.

Reason To ensure the ground is suitable for the proposed development

07. Where the contaminated land assessment has identified any unacceptable risk or risks (as defined by Part IIA of the Environmental Protection Act 1990), a remediation strategy shall be submitted to and approved in writing by the Planning Authority prior to development commencing on site, and shall thereafter be implemented as approved. The strategy shall set out all the measures necessary to bring the site to a condition suitable for the intended use by removing any unacceptable risks caused by contamination, including ground and mine gas. The remediation strategy shall also include a timetable and phasing plan where relevant.

Reason To ensure the ground is suitable for the proposed development

08. Upon completion of the approved remediation strategy, and prior to any part of the development site being occupied, a remediation completion / validation report shall be submitted to and approved in writing by the Planning Authority. The report shall be completed by a suitably qualified Engineer and shall demonstrate the execution and effectiveness of the completed remediation works in accordance with the approved remediation strategy.

Reason To ensure the ground is suitable for the proposed development

09. 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

10. Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until all boreholes, probeholes or monitoring wells completed across the subject site are decommissioned. Upon completion of site investigations and gas monitoring and following agreement on the findings of these with the planning authority; the boreholes, probeholes or monitoring wells should be decommissioned (backfilled) and sealed in a manner that prevents them acting as a migration pathway and evidence of this provided to the Planning Authority. Works shall be completed in accordance with Scottish Environment Protection Agency 2014 good practice guidance and BS 8576: 2013.

Reason To ensure the ground is suitable for the proposed development

11. If, during the course of development, peat or deep carbon-rich organic soils are discovered or encountered within the application site at depths not previously identified in the approved site investigations, all ground-disturbance works in that specific area shall cease immediately.

Development shall not recommence until a Peat Management Plan (PMP) or an updated risk assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted plan must include details of:

- The extent and depth of the peat resource encountered.
- Measures to adhere to the mitigation hierarchy (Avoid, Minimise, Restore, Offset).
- Safe handling, temporary storage, and structural stabilization methods to prevent peat landslide hazards.
- A scheme for its progressive ecological reinstatement or on-site restoration.

Thereafter, the development shall be implemented strictly in accordance with the approved scheme and measures.

Reason To ensure the ground is suitable for the proposed development

12. 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.

13. 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.

14 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.

15. All new housing units with dedicated garages, driveways, allocated spaces shall have passive electric vehicle charging provision in accordance with the City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 7 - Electric Vehicles.

Reason: In order to promote Sustainable Transport.

16. Prior to occupation of the first unit, a Residential Travel Pack including maps detailing public transport stops, timetables, links to travel website, estimated journey times, walking/cycle routes to key destinations, health benefits of walking / cycling etc. shall be submitted for the written approval of the Planning Authority. Thereafter, the approved Residential Travel Pack shall be issued to the new owners of each unit prior to their occupation.

Reason: In order to promote Sustainable Transport.

17. Before development commences on site finalised details of all drainage and SuDS for the development shall be submitted to and approved in writing by the Planning Authority. The approved drainage strategy shall thereafter be fully implemented in accordance with the approved details prior to occupation of the first dwelling.

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

18. No development shall commence until a Tree Protection and Ancient Woodland Management Plan is submitted and approved, including:

- Protection measures for retained trees and root protection areas;
- Compensatory planting and woodland enhancement;
- Timing of tree removal relative to construction.

Reason: To safeguard existing trees and ancient woodland.

19. Prior to occupation, a Landscaping and Open Space Management Plan shall be submitted and approved, including:

- Planting details, buffers, and maintenance schedules;
- Play area provision and integration into communal open space;
- Oversight of pathways and visibility for safety.

Reason: To provide functional and safe communal spaces for residents.

20. 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.

21. Hedgerow and scrub species planting are to be fully implemented in advance of house building, and will require to be inspected by the Council at the following intervals: (a) after completion (usually November-December) (b) at the end of the next growing season (usually August-September) (c) after plants have been replaced (November-December) and (d) after 5 years or prior to the start of the factoring scheme.

Reason: To ensure that the planting remains in a good condition

22. The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0.

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

23 All tree works shall be carried out in accordance with the specifications detailed in the Gartloch Village Hamlet B reports dated 18 and 19 May 2025: Tree Locations and Protection, Tree Survey and Report, and Woodland Area Survey. The process will include

- The completion of tree and other planting as set in the proposal in advance of Construction activities unless otherwise agreed in writing with the planning authority.
- A post completion inspection regime for planting carried out in accordance with details to be submitted to and approved in writing by the planning authority .

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

24 The footpath which is proposed to enter from the road to the north of the site is to be located midway between two of the mature lime trees which form an avenue and the is to be constructed using a no-dig method, unless otherwise agreed in writing with the Planning Authority

Reason: In order to ensure little or no damage to the Root Protection Zone of the lime trees during construction.

25 No above ground development shall commence until: a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and b) any remediation works and/ or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

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

26. Unless otherwise formally agreed in writing with the Planning Authority, the external materials for the dwellinghouses shall be as following:

Walls – Dry dash render in white (Stonepack Dolomite White Chip on White Backing) and cream (Stonepack Ashton Cream Chip on Magnolia Backing) Walls (Plinth Course & Facing Stone) – Ibstock, Anstone Standard Black Old Weathered (Split)

Roof – Marley Duo Modern smooth grey tiles Cills & Window Surrounds – Plean, Caledonia (F1)

Rainwater Goods - Black Upvc Facias & Soffits - White Upvc

Garage Doors (where applicable) – Garador, Winsor, Jet Black Front Doors - Composite Door in Agate Grey Glazed Side Light.

Samples and/ or product literature of all proposed external materials shall be submitted to and approved by the Planning Authority in writing in respect of type, format, colour and texture. This written approval shall be obtained for all external materials before their use on site. A sample panel of the facing brick and render, including mortar joints and all proposed coursing patterns, shall be erected on site for the inspection and written approval of the Planning Authority. This written approval shall be obtained before these materials are used on site, and the approved sample panel shall remain in place throughout construction.

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