26/00043/LOCAL – Site adjacent to 127 Causewayside Street

Item 7

10th November 2026

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. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure compliance with the Coal Authority in ensuring the ground is suitable for the proposed development.

03. 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.

04. 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.

05. Before any work on the site is begun, a detailed plan to comply with BS 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, i.e. 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.

06. 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.

07. 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.

08. 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.

09. 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.

10. 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.

11. 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.

12. Before development commences, bat surveys shall be commissioned for completion during the bat activity season (May to September), with a proportion completed between May and August, and shall be submitted to the Planning Authority in order to confirm that the situation regarding bats at the site has not changed.

Reason: In order to safeguard this protected species.

13. 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 utilises cleaner and more renewable sources of energy

14. 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.

15. No development shall take place until finalised construction drawings, details and calculations for the proposed surface water drainage system and SuDS (Sustainable Urban Drainage Systems) features have been submitted to and approved in writing by the Planning Authority. The submitted details shall:

i) include a timetable for its implementation relative to the construction and occupation of the development hereby permitted; and,

ii) include suitable verification that all necessary agreements are in place to implement required drainage network connection(s); and,

iii) provide a management and maintenance plan for the lifetime of the development which shall include details of the responsibilities of relevant parties, the arrangements for adoption by any public authority or statutory undertaker, and any other arrangements to secure the effective operation of the scheme throughout its lifetime.

The development shall be carried out in accordance with the approved information. The surface water drainage system shall be managed and maintained thereafter in accordance with the approved management and maintenance plan.

Reason: To minimise the risk of flooding and its adverse effects and to comply with Policy 22 'Flood risk and water management' of NPF 4.

16. Drainage proposals must be detailed in an additional site plan and agreed by the Local Authority in writing before any work begins on site.

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.

17. 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.

18. External materials shall be red brick, grey UPVC windows and doors, with a dark grey roof. Samples shall be submitted to and approved by the planning authority in writing in respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

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.

19. 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

20. Both flatted 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

21. For the avoidance of doubt, no gate or door to open over the footway or adopted road in any future developments.

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

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

03. Ground Investigations and groundworks: Permission is required from the Coal Authority's Permitting Team before undertaking any activity, such as ground investigation and ground works, which may disturb Mining Remediation Authority property. Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Mining Remediation Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, the piling of foundations, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb our property will result in the potential for court action. Application forms for Mining Remediation Authority permission and further guidance can be obtained from: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property .

04. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.

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

06. 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.

07. The applicant is advised that appropriate sustainable urban drainage systems (SUDS) should be incorporated in this development. See: Sustainable Urban Drainage Systems - Design Manual for Scotland and Northern Ireland.

08. It should be noted that presently or in the future servicing of the proposed development could be subject to traffic regulations and possible changes to existing waiting and loading restrictions.

09. Marketing materials should make it clear which six of the residential dwellings have no allocated parking.

10. The developer should advise each prospective purchaser that residents may not be eligible to purchase a resident's on-road parking permit if such permits are introduced in line with Glasgow City Council policy.

02. Before any work on the site is begun, samples of the proposed finishing materials shall be submitted to and approved by the planning authority in writing with respect to type, colour and texture. Written approval shall be obtained before the materials are used on site.

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

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

03. Prior to any work starting on site, an Access and Design Statement accompanied by a Management Plan outlining the proposed operations for the existing building and for the proposed facility shall be submitted.

Reason: To safeguard the special character and interest of the Listed Building.

04. Prior to being used on site, samples for the roof material, external render, rainwater goods and external windows/ doors shall be submitted for the written approval of the Planning Authority and thereafter implemented in the approved manner.

Reason: To safeguard the special character and interest of the Listed Building.

05. Prior to works commencing on site, section drawings at a scale of 1:100 shall be submitted showing sections across North to South and East to West.

Reason: To safeguard the special character and interest of the Listed Building.

06. Prior to works commencing on site, detailed drawings at a scale of 1:20 showing the proposed doors and windows shall be submitted for the written approval of the Planning Authority and thereafter implemented in the approved manner.

Reason: To safeguard the special character and interest of the Listed Building.

07. The roof shall be covered in natural slate. A detailed specification of the type of slate to be used shall be submitted for the written approval of the planning authority. Repairs to slated roof areas shall be undertaken in natural slate to match the existing.

Reason: To safeguard the amenity of the surrounding Conservation Area.

08. Prior to the installation of the proposed windows, full details of materials, profile, opening method, colour, and proportions should be provided and approved in writing by the Council as Planning Authority. New windows shall match the originals in all

aspects of their design: proportions, profile, framing thickness, detailing, method of opening and materials.

Reason: To safeguard the amenity of the surrounding Conservation Area.

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

Advisory Notes:

01. Listed building consent will also be required prior to the commencement of the proposal