

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 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. The proposal shall operate in accordance with "Management Plan" including the waste management plan detailed, received 25/07/2025, unless otherwise stated in this consent or agreed in writing by the Planning Authority.

Reason: In order to safeguard the amenity of this established residential area.

03. Before the proposal commences operation, written confirmation of the waste management scheme by the contractor shall be submitted by the applicant and approved by the local authority. The scheme shall confirm a separation of the commercial waste from neighbouring residential, and that there are measures in place to minimise cross contamination of recycling and waste through appropriate segregation.

Reason: To encourage, promote and facilitate development that is consistent with the waste hierarchy.

04. Provision shall be made within the development for a minimum of 1 cycle parking space. This provision shall be in accordance with the requirements of Glasgow City Council's City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 4 Cycle Parking. The cycle parking shall be available for use in accordance with the approved drawings before the development is occupied.

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

05. 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 the dwellings or noise sensitive buildings from excessive noise.