

24/00013/LOCAL Kelvinside Gardens – 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: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.

02. 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.

03. 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 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 cycle parking is available for the occupiers/users of the development.

04. 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.

05. The permission hereby granted is for a temporary period of 18 months from the date of this permission, at which point, unless a further planning permission is granted, the use of the dwelling for short stay accommodation shall stop and the use of the dwelling shall revert to mainstream residential.

Reason: To enable the planning authority to review the acceptability of the use of this property in the light of circumstances prevailing at that time.

Drawings

1. Map location of 55 received 19 September 2023