

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. No development shall take place on site until such time as a lighting scheme has been submitted to and approved in writing by the Planning Authority.

Reason: In the interests of public safety.

03. Prior to the commencement of construction works on site the applicant is required to submit final details of the drainage arrangement.

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

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, 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.

06. 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, shall be inspected by the Planning Authority 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.

07. Prior to the commencement of works on site, a meeting shall be held on site for the inspection by the Planning Authority of all tree protection measures, in order to ensure they have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details or as 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.

08. No gate or door to open over the footway or adopted road.

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

09. Provision shall be made for a clearly delineated and lit pedestrian route to and from the adopted road, separate from parking areas, and areas of moving vehicles.

Reason: In the interests of traffic safety at the locus.

Reason: In the interests of pedestrian safety.

10. The car parking area(s) shall be permeable but shall exclude loose material. Car parking spaces (each space measuring 2.5 x 5.0 metres) and aisles (6 metres wide) shall be clearly delineated on the ground in accordance with the SCOTS National Roads Development Guide.

Reason: In the interests of traffic safety at the locus.

Reason: In the interests of pedestrian safety.

11. Vehicle parking within site to be to City Development Plan SG11 guidance and thresholds.

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.

12. Cycle parking as City Development Plan SG11 guidance as safe, sheltered, and secure. Trip end facilities to be provided for employees.

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

13. All redundant footway crossings shall be removed, and the footway(s) reinstated to match the dimensions of the existing footway(s) as soon as the access(es) serving the development is/are available for use by the occupiers of the development.

Reason: In the interests of pedestrian safety.

14. All vehicles to be able to ingress and egress the site in a forward gear.

Reason: In the interests of traffic safety at the locus.

Reason: In the interests of pedestrian safety.

15. The applicant shall demonstrate that sight lines of 2.4 metres by 43 metres can be achieved in both directions at the access with Clynder Street.

Reason: In the interests of traffic safety at the locus.

Reason: In the interests of pedestrian safety.

16. An area of 1 metre of hardstanding is required at all end car parking spaces.

Reason: In the interests of pedestrian safety.

17. The operating hours shall be 7am – 9pm, Monday - Sunday.

Reason: In order to safeguard residential amenity.

18. The carpark gates shall be locked outside of operating hours.

Reason: In order to safeguard residential amenity.

19. 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.

20. 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 to the landscape quality and biodiversity of the area.

21. All tree works shall be carried out in accordance with the specifications detailed in the Tree Survey 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.

22. Prior to commencement of works on the site, a Preliminary Ecological Appraisal of the vegetation proposed to be removed, including a survey for protected species that may be using the site, should be submitted and approved by the Council as Planning Authority.

Reason: to prevent the loss of substantial biodiversity levels within the site.

Advisory Notes

01. I would advise that 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. 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.

05. 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.

06. Construction works must be undertaken in a safe manner which does not disturb the operation of the neighbouring railway. Applicants must be aware of any embankments and supporting structures which are in close proximity to their development. Details of all changes in ground levels, laying of foundations, and operation of mechanical plant in proximity to the rail line must be submitted to Network Rail's Asset Protection Engineer for approval prior to works commencing on site. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. by a "possession" which must be booked via Network Rail's Asset Protection Engineer and are subject to a minimum prior notice period for booking of 20 weeks.

The developer must contact our Asset Protection Engineers regarding the above matters, contact details below:

Network Rail Asset Protection Engineer

151 St. Vincent Street, GLASGOW, G2 5NW

E-mail: AssetProtectionScotland@networkrail.co.uk