

**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 permission hereby granted is for a temporary period of two years from the date of this permission, at which point, unless a further planning permission is granted, the use of the dwelling for short-term letting 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.

**03.** For the avoidance of doubt, the hereby granted proposal will not benefit from residential waste management. Details of alternative arrangements shall be submitted to and approved in writing by the Planning Authority prior to occupation of the use. The development shall then be managed in accordance with the approved plan unless otherwise agreed in writing by the Planning Authority.

**Reason:** To ensure the proper disposal of waste and to safeguard the environment of the development.

**04.** Before any work on site is begun, a management plan setting out:

- a) Maintenance arrangements, including frequency of cleaning and laundry;
- b) Access arrangements for servicing and deliveries;
- c) Access arrangements for guests;

d) Arrangements for storage and disposal of waste; and

e) On-site management arrangements

shall be submitted to and approved in writing by the Planning Authority. The development shall then be managed in accordance with the approved plan unless otherwise agreed in writing by the Planning Authority.

**Reason:** To enable the planning authority to consider this/these aspect(s) in detail.

**Reason:** In order to safeguard the amenity of neighbouring properties.

**05.** Provision shall be made in the design of the development for the parking of cycles. 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: locations; minimum levels; safe, sheltered and secure; and in 'Sheffield' type racks.

**Reason:** In order to promote sustainable transport.

**06.** 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.

#### Advisory Notes:

01. The granting of planning permission does not remove the requirement for the applicant to obtain a Short Term Let License per the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022.