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Planning Local Review Committee

Meeting: 21 September 2021

Reference: 21/00038/LOCAL

Site: Kitting Mill, 94 Busby Road Glasgow

Proposal: Erection of dwellinghouse within curtilage of existing dwellinghouse (retrospective)

Item 8

28th May 2024

Suggested Planning Conditions should the Local Review Committee be minded to grant planning permission

This consent is granted subject to the following condition(s) and reason(s):

01. Passive electric vehicle charging provision is required for 100% of car parking spaces in new residential developments with communal off-street parking provision in accordance with Glasgow City Council City Development Plan, Supplementary Guidance 11: Sustainable Transport Section 7 Electric Vehicles

Reason: In order to promote Sustainable Transport and ensure that the proposed development conforms to the standards approved by the Council

02. When submitting the required Building Warrant application for this development an updated Statement on Energy (SoE) shall be submitted to and approved in writing by the planning authority. The SoE shall demonstrate how the development will incorporate low and zero carbon generating technologies to achieve at least a 20% cut in CO2 emissions and that the Gold Hybrid Standard are to be met, as per City Development Plan policy CDP 5: Resource Management & accompanying Supplementary Guidance SG5: Resource Management. 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.

03. 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.

04. Before any work on the site is begun, details of the proposed roof tiles, window frames, and render in terms of their design, colour and texture will be submitted to and approved in writing by the Planning Authority.

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

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

Reason: In the interests of pedestrian and traffic safety at the locus

06. The driveway shall be at least 3.5 metres wide over its entire length.

Reason: To ensure that the development is accessible to all

07. 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 the terms of the Glasgow City Development Plan and Supplementary Guidance 11: locations; minimum levels; safe, sheltered and secure; and in 'Sheffield' type racks. 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.

08. The car parking area(s)/space(s) shall be permeable but shall exclude loose material. Car parking spaces (each space measuring 2.5 x 5.0 metres) shall be clearly delineated on the ground. It/they shall be available for use before the development/the part of the development served by the car parking in question, is occupied.

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.

09. A statement on how the development will support and enhance biodiversity shall be submitted to and approved by the planning authority before works commence. This statement shall be informed by policy guidance on biodiversity in the development plan, including City Development Plan policy CDP 7 and Supplementary Guidance SG7 Natural Environment, and shall contain specific actions and/or works demonstrating agreed mitigation measures, where necessary, along with works and/or actions that support habitat creation and improve on-site biodiversity. The statement actions and or/works shall be carried out in accordance with a detailed timetable as set out in the approved statement.

Reason: To protect and enhance the biodiversity of the area.

10. 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.

11. Before any work on the site is begun, a drainage impact assessment and a flood risk assessment shall be submitted to and approved in writing by the planning authority.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

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12. 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 ensure that the property is adequately drained.

13. Should surface water be discharged to a watercourse, the applicant will require to demonstrate that there will be no detrimental impact on any watercourse and that flooding will not be increased in the surrounding area upstream and downstream as a result of the development. Thereafter, the details approved at shall be implemented and retained in the approved format.

Reason: In order to ensure effective surface water drainage.

14. Prior to the commencement of works on site, drawings demonstrating the provision of facilities for outside clothes drying shall be submitted to, and approved in writing by, the Planning Authority.

Reason: To ensure that the residential accommodation minimises environmental impacts and corresponds with adopted Local Development Plan policy.

Reason(s) for Granting this Application

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

Approved Drawings

The development shall be implemented in accordance with the approved drawing(s):

1. Site Location Plan as Existing Rev P2 Received 26 November 2020
2. Site Location Plan as Proposed Rev P2 Received 26 November 2020
3. Existing & Proposed Site Plans Rev P2 Received 26 November 2020
4. Proposed Ground Floor Plan Rev P1 Received 26 November 2020
5. Proposed Elevations Sheet 1 as Proposed Rev P1 Received 26 November 2020
6. Proposed Elevations Sheet 2 as Proposed Rev P1 Received 26 November 2020
7. Proposed Section and Photos Rev P1 Received 26 November 2020

As qualified by the above condition(s), or as otherwise agreed in writing with the Planning Authority.

Advisory Notes to Applicant

01. The applicant should consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development.

02. The applicant is advised that, where drainage systems including SUDS are not vested in Scottish Water, it is the applicant's/developer's responsibility to maintain those systems in perpetuity or to make legal arrangements for such maintenance.

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03. The primary responsibility for safeguarding land or property against flooding remains with the owner. Approval of this application does not imply the absence of flood risk. Development at risk of flooding may face difficulties with the cost or availability of insurance and the applicant may wish to seek the views of insurers at an early stage.

04. Any proposed surface water discharge to the water environment shall be in accordance with the Water Environment (Controlled Activities) (Scotland) Regulations 2011 and the CIRIA SuDS Manual (C753) 2015.

05. The applicants are reminded of the following policies of Neighbourhoods, Regeneration and Sustainability (Cleansing):

REFUSE CONTAINMENT

It is the responsibility of the developer/owner to purchase the agreed means of refuse containment.

WHEELED BIN REFUSE COLLECTION

Where the developer is planning a wheeled bin method of refuse containment and collection, the conditions governing this system must be complied with, i.e. that the wheeled bin is presented at/and collected from, the agreed location (kerb side, air space etc) on the advised day of refuse collection by the owner/tenant/caretaker etc.