

**25/00059/LOCAL – Site To The West Of 2114E Pollokshaws
Road**

Suggested Conditions

Item 7

28th October 2025

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. 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 a Tree survey report, 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.

03. Before any work on the site is begun, samples of the proposed finishing materials shall be submitted to and approved by the planning authority in writing with respect to type, colour and texture. Written approval shall be obtained before the materials are used on site.

Reason: In order to protect the appearance and visual amenity of the conservation area.

04. Before any work on the site begins, full details of the boundary walls should be submitted, confirming the boundaries on all three sides, including the red line boundary.

Reason: To safeguard the amenity of the surrounding area.

05. 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.

06. Before any work on the site begins, detailed drawing to mitigate flood risk including pump location, SUDS details, must be submitted to and approved in writing by the planning authority.

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

07. Before any work on the site is begun, details of a scheme demonstrating the parking area and turning area shall be submitted to and approved in writing by the planning authority.

Reason: In the interests of road/pedestrian safety and to retain proper control over the development.

08. No loose surface material shall be used on the first 2 metres of the driveway(s) from the front boundary of the curtilage.

Reason: To keep the road free of such material in the interest of the pedestrians and vehicular safety.

09. No development shall commence, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period and shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of noise, dust and dirt and vibration during construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works, including targets for diversion of waste from landfill;

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

10. Before development commences on site a Statement on Energy (SoE) shall be submitted to and approved in writing by the planning authority. The SoE shall analyse the energy and CO2 savings that can be achieved in the development by utilising

energy efficient design, practice and technologies. It shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and the 'Gold Hybrid' sustainability label, or better, as per the Building Standards Technical Handbook Section 7: Sustainability. 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.

11. Prior to the commencement of construction works on site, details of the drainage system for the development shall be submitted to and approved in writing by the Planning Authority.

Reason: In order to minimise the impact of the building on the existing public drainage system.

12. All dwellings shall be designed and constructed so that noise from road traffic does not give rise to internal noise levels, with windows closed, greater than 45 dB(A) daytime and 35 dB(A) night time when measured as LAeqT.

Reason: To protect residents in the development from road traffic noise.

13. Access to the application site is via a bridge under the Glasgow Barrhead and Kilmarnock Line which has a maximum height of only 4.15 metres. To avoid the risk of bridge strike by vehicular traffic, the developer must ensure that all construction traffic is suitable to use this bridge. Details of all proposed construction traffic should be included in a Construction Traffic Management Plan which should be submitted to the Planning Authority for approval before development is commenced.

Reason: In the interests of public safety and the protection of Network Rail infrastructure.