

**Site adjacent to 114 Union Street 25/00044/LOCAL –  
25/00044/LOCAL - Conversion of upper floor offices (Class 4) to  
form thirteen residential flats (Sui generis), with alterations to roof  
including, height extension to fire escape stair, removal of lift  
shaft overrun, formation of flat roof and installation of plant,**

**Item 7**

**26th August 2025**

### **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.** Prior to commencement of works onsite, full details of a refuse store with a minimum internal floor area of four square metres, that demonstrates suitable separate arrangements for the commercial unit on the ground floor, within the premises detailed within waste management plan shall be submitted to and approved in writing by the Planning Authority before the use hereby approved commences whilst. and thereafter shall be implemented in the approved manner.

**Reason:** In order to protect the appearance of both the property itself and the surrounding area.

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

**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.** All mechanical ventilation plant shall be suitably isolated from the structure of the building by means of vibration isolation mounting or equivalent. Fan units positioned in a ducted system shall be isolated from the ducting by means of flexible connections. No lift housing, plant or equipment to project through the roof profile.

**Reason:** To protect local residents from nuisance resulting from the disposal of cooking odours.

**OFFICIAL**

**05.** The roof shall be covered in natural slate. A detailed specification of the type of slate to be used shall be submitted for the written approval of the planning authority. Repairs to slated roof areas shall be undertaken in natural slate to match the existing.

**Reason:** To safeguard the amenity of the surrounding Conservation Area.

**06.** Prior to the installation of the proposed windows, full details of materials, profile, opening method, colour, and proportions should be provided and approved in writing by the Council as Planning Authority. New windows shall match the originals in all aspects of their design: proportions, profile, framing thickness, detailing, method of opening and materials.

**Reason:** To safeguard the amenity of the surrounding Conservation Area.

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

### **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.** To comply with SG6/CDP6 Greenbelt and Green Network, the completion of a satisfactory Agreement in terms of Section 69 of the Town and Country Planning (Scotland) Act 1997 is a pre-requisite to the issue of planning permission by the planning authority. Please consult the planning authority regarding the detailed terms of the Agreement. It is estimated based on the contents of the proposal that £16,412 would be required which can be broken down as follows: – the provision of open space in the City Centre £580 x 22 bedrooms = £12,760 – outdoor sports provision £111 per x 22 bedrooms = £2,442 – food growing. £55 x 22 = £1,210.

**03.** Prior to implementation of this permission, the applicant should contact Neighbourhoods, Regeneration and Sustainability Services at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.

**04.** 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.