

**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.** 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 of both the property itself and the surrounding area

**03.** 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.

**04.** 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.

**05.** The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other

deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0.

**Reason:** To ensure that favourable conditions are created for survival of the planting.

**06.** 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.

**07.** Provision shall be made for the parking of bicycles in Sheffield type racks. Details, including number and location, shall be submitted to and approved by the planning authority prior to the commencement of works. The facilities hereby approved shall be provided before the use of the premises commences.

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

**08.** The use of the premises shall be restricted to the following days and hours of operation: 0800am to 2000pm Monday to Sunday.

**Reason:** To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

**09.** Vehicular access to the car park from Loanbank Quadrant shall be taken via dropped kerb footway crossings in accordance with Figure 11 of the SCOTS National Roads development Guide, minimum 4.8 metres in width, maximum 9 metres.

**Reason:** In the interests of pedestrian and vehicular safety.

**10.** Light from the development shall not give rise to: (a) An "Upward Waste Light Ratio" (maximum permitted percentage of luminaire lux that goes directly to the sky) in excess of 15% (b) A "Light Into Windows" measurement in excess of 10Ev (lux). (Ev is the vertical luminance in lux.) (c) "Source Intensity" measurement in excess of 100 Kcd (kilocandela). (Source Intensity applies to each source in the potentially obtrusive direction out of the area being lit.)

**Reason:** In the interests of limiting the effects of light pollution on the environment and the users of surrounding developments, and of energy efficiency