26/00062/LOCAL – 2178 Paisley Road West

Suggested Conditions

Item 7

24th November 2026

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. A waste management plan shall be submitted to and approved in writing by the Planning Authority within 2 months of the date of this decision, 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. The hours of operation shall be 10:00-23:00, Monday to Sunday

Reason: To safeguard the amenity of the surrounding area.

06. Deliveries shall occur no earlier than 8am.

Reason: To protect local residents from exposure to noise at unsocial hours.

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 cycle parking in keeping with the requirements of CDP11 and SG11: Sustainable Transport.

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

08. All doors shall open inwards or be recessed and not open outwards over the public footway, in line with Section 67 of the Road (Scotland) Act 1984.

Reason: In the interests of pedestrian and traffic safety

09. Door threshold levels shall be compatible with existing footway levels.

Reason: In the interests of pedestrian and traffic safety

10. A secure area within the site to be identified for staff cycle parking with trip end facilities for staff cycling.

Reason: To support sustainable development.

Advisory Notes

01. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build or maintain this approved development. Such consent should be obtained prior to the commencement of works on site.

02. It is recommended that the applicant should consult with Building Services Operations and Safety (Development and Regeneration Services) as a Building Warrant may be required for the development.

03. All mechanical ventilation or air conditioning plant shall be suitably isolated from the structure of the building. Fan units positioned in a ducted system shall be isolated from the ducting by means of flexible connections.