

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 interests of certainty and the proper planning of the area, and to comply with section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

02. Before construction has began, the applicant will propose and take measures to be agreed in writing with the Transport Planning team of the Local Authority to relocate the bus stop to avoid conflict with the vehicle access to.

Reason: In the interests of pedestrian and vehicle safety

03. No development shall commence on site until a risk assessment with regards to mine gas has been submitted and approved by the Planning Authority in writing. The risk assessment should be specific to the development site proposals and be carried out in line with CL:AIRE guidance: Good Practice for Risk Assessment for Coal Mine Gas Emissions. Where the assessment has identified any unacceptable risk or risks (as defined by Part IIA of the Environmental Protection Act 1990) to the proposed structures or adjacent existing structures; a mitigation strategy shall be prepared and submitted to the Planning Authority for approval. Upon completion of any mitigation works, a remediation completion / validation report which demonstrates the execution and effectiveness of the completed remediation works in accordance with the approved remediation scheme shall be completed by a suitably qualified Engineer and submitted for approval in writing by the Planning Authority.

Reason: To ensure the ground is suitable for the proposed development.

04. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease. Unless otherwise agreed in writing with the Planning Authority, no development shall recommence on the affected area of the site until a comprehensive contaminated land investigation and assessment to determine the revised contamination status of the site has been submitted to and approved in writing by the Planning Authority.

Where required by the approved assessment, a remediation strategy shall be prepared and agreed in writing with the Planning Authority before work

recommences on the affected area of the site. Upon completion of any approved remediation strategy and prior to the site being occupied, a remediation completion / validation report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

Reason: To ensure the ground is suitable. for the proposed development.

05. No above ground development shall commence (excluding the demolition of existing structures) until;

A) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and

B) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: To ensure compliance with the Coal Authority in ensuring the ground is suitable for the proposed development.

06. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

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

07. Vehicular access shall be taken via a dropped kerb footway crossing in accordance with Figure 9 of the Glasgow City Council Design Guide New Residential Areas.

Reason: To ensure that the access complies with approved standards in the interests of pedestrian and vehicular safety.

08. All servicing of the proposed development shall be done from within the site.

Reason: In the interests of pedestrian and vehicular safety.

09. All obsolete electric vehicle charging bays to be removed, including all ancillary equipment, and the site reinstated to its original state within a period of one month of the date from when the charging bays obsolescence occurs.

Reason: In order to protect the appearance of the site and the surrounding area.

10. The lighting design shall comply with the Scottish Executive Guidance Note 'Controlling Light Pollution and Reducing Lighting Energy Consumption', March 2007, or any update containing equivalent guidance.

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

Advisory Notes

01. Prior to implementation of this permission, the applicant should contact Newighbourhoods, Regeneration and Sustainability services (Transport Planning) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development. Approval under Section 56 of the Roads (Scotland) Act 1984 will be required.

02. Ground Investigations and groundworks: Permission is required from the Coal Authority's Permitting Team before undertaking any activity, such as ground investigation and ground works, which may disturb Mining Remediation Authority property. Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Mining Remediation Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, the piling of foundations, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb our property will result in the potential for court action. Application forms for Mining Remediation Authority permission and further guidance can be obtained from: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property .

03. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99(1) of the Roads (Scotland) Act 1984.

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