

## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 6 February 2013 at 10.00 a.m.

**Present:** Provost Douglas McAllister and Councillors Denis Agnew, Gail Casey, Jim Finn, David McBride, John Mooney, Lawrence O'Neill, Tommy Rainey and Hazel Sorrell.

**Attending:** Jim McAloon, Head of Regeneration and Economic Development; Keith Bathgate, Team Leader (Development Management); Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

**Apology:** An apology for absence was intimated on behalf of Councillor Jonathan McColl.

**Councillor Lawrence O'Neill in the Chair**

### **DECLARATIONS OF INTEREST**

It was noted that there were no declarations of interest in any of the items of business on the agenda.

### **MINUTES OF PREVIOUS MEETING**

The Minutes of Meeting of the Planning Committee held on 9 January 2013 were submitted and approved as a correct record.

### **PLANNING APPLICATIONS**

Reports were submitted by the Executive Director of Housing, Environmental and Economic Development in respect of the following planning applications:-

#### **New Applications:-**

- (a) **DC12/185 – Erection of Industrial Building at 60 Clyde Street, Clydebank by ETI Scotland Ltd.**

The Team Leader (Development Management) was heard in further explanation of the application and the background relating thereto.

Having heard the Team Leader (Development Management) in further explanation of the report and in answer to Members' questions, Councillor O'Neill seconded by Provost McAllister moved:-

That the Committee agree that it is minded to grant full planning permission subject to the conditions specified within the report, and subject to the completion of notification of the Scottish Ministers in accordance with statutory requirements.

As an amendment Councillor Agnew, seconded by Councillor Finn moved:-

That the Committee refuse the application on the grounds of health and safety concerns and the precedent of previous refusals for development in the area.

Following debate Councillor Agnew requested that there be a roll call vote and the Committee acceded to that request. On a vote being taken 2 Members voted for the amendment (namely Councillors Agnew and Finn) and 7 for the motion (namely Provost McAllister and Councillors Casey, McBride, Mooney, O'Neill, Rainey and Sorrell) which was therefore carried, the conditions referred to in the motion being those detailed within Appendix 1 hereto.

**(b) DC12/192 – Erection of dwellinghouse on land to south of Overtoun West Lodge, Stirling Road, Dumbarton by Mr and Mrs John.**

Reference was made to the site visit which had been undertaken in respect of the above application.

The Team Leader (Development Management) was heard in further explanation of the application and the background relating thereto.

The Chair invited Mr Brian John, Agent for the applicant, to address the Committee. Mr John presented his case in support of the application and was heard in answer to Members' questions.

Having heard the Team Leader (Development Management) in further explanation of the report and in answer to Members' questions, the Committee agreed to grant full planning permission for the erection of a dwelling house subject to the conditions specified within the report, details of which are contained within Appendix 2 hereto.

**(c) DC12/211 – Erection of residential development (amendment to DC06/295) to permit the addition of an extra detached house and substitution of house types on plots 105-112 and 24-7 and a revised layout at Keil School, Helenslee Road, Dumbarton by Bett Homes.**

Reference was made to the site visit which had been undertaken in respect of the above application.

The Team Leader (Development Management) was heard in further explanation of the application and the background relating thereto.

The Chair invited, Mrs Dorne Dunlop, Mr Liam McColl and Mrs Jane Reid, local residents and objectors, to address the Committee. They made their views on the application known and were heard in answer to Members' questions.

The Chair then invited Mr Neil Davidson, representing the applicant, to address the Committee. Mr Davidson presented his case in support of the application and in answer to Members' questions.

Having heard the Team Leader (Development Management) and the Principal Solicitor in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (a) that authority be delegated to officers to amend the wording of conditions 21 and 22 of the planning conditions, in consultation with the Chair; and
- (b) to grant full planning permission subject to the conditions specified within the report, details of which (prior to amendment) are contained within Appendix 3 hereto.

**(d) DC12/262 – Erection of a modular dance studio at Our Holy Redeemer's Primary School, 1 East Barns Street, Clydebank by West Dunbartonshire Council.**

The Team Leader (Development Management) was heard in further explanation of the application and the background relating thereto.

Having heard the Team Leader (Development Management) in further explanation of the report and in answer to Members' questions, the Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 4 hereto.

**(e) DC12/265 – Erection of a single storey detached cottage east of West Muirhouses Farm, off Cochno Road, Hardgate by Mr McTaggart.**

The Team Leader (Development Management) was heard in further explanation of the application and the background relating thereto.

Having heard the Team Leader (Development Management) in further explanation of the report, the Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained in Appendix 5 hereto.

**(f) DC12/268 – Change of use from vacant shop unit to Betting Office at 146 Duntocher Road, Clydebank by Ladbrokes.**

Reference was made to the site visit which had been undertaken in respect of the above application.

The Team Leader (Development Management) was heard in further explanation of the application and the background relating thereto.

The Chair invited Mr Gilbert Howatson, representing Parkhall, North Kilbowie and Central Community Council, to address the Committee. Mr Howatson made the Community Council's views on the application known and was heard in response to Members' questions.

The Chair then invited Mr Graham Whiteford, agent for the applicant, to address the Committee. Mr Whiteford presented his case in support of the application and was heard in answer to Members' questions.

Having heard the Team Leader (Development Management) in further explanation of the report and in answer to Members' questions, Councillor O'Neill seconded by Councillor McBride moved that:-

The Committee agree to grant full planning permission, unconditionally.

As an amendment, Councillor Mooney moved that:-

The Committee refuse to grant planning permission on the grounds that the application does not comply with policy RET7 of the West Dunbartonshire Local Plan 2010 because:-

- (1) it has not been satisfactorily demonstrated that the change proposed would enhance the Parkhall centre;
- (2) it has not been satisfactorily demonstrated that the change proposed would not have a detrimental impact on the adjacent properties by way of noise, disturbance and odour; and
- (3) it has not been satisfactorily demonstrated that the change proposed would not adversely affect the general character and amenity of the Parkhall area.

Councillor Agnew asked if Councillor Mooney would be willing to accept an adjustment to paragraph 2 of his motion, that inserting "and neighbours" after "properties".

Councillor Mooney agreed to accept the adjustment to his motion, which was then seconded by Councillor Agnew.

On a vote being taken, 6 Members voted for the amendment and 3 for the

motion. Accordingly the amendment was declared carried.

The meeting closed at 11.57 a.m.

## APPENDIX 1

### **DC12/185 – Erection of Industrial Building at 60 Clyde Street, Clydebank by ETI Scotland Ltd.**

#### **Minded to GRANT permission subject to the following conditions:-**

1. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), and any subsequent Orders amending, revoking or re-enacting these Orders, the building shall be used only for storage purposes and for ancillary office accommodation, and shall not be used for the carrying out of any industrial process, research or for general office purposes without a specific grant of planning permission.
2. Further to condition 1 above, any ancillary office accommodation shall be restricted to those parts of the building marked for such purpose on the approved plans. No other part of the building may be used as office accommodation, and no additional mezzanine floorspace shall be installed, without a specific grant of planning permission.
3. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
4. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
5. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out.
6. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed by the Planning Authority shall be carried out between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.
7. Any external lighting schemes required during construction and for the completed development shall be of flat glass, full cut off design, mounted horizontally, and shall ensure that there is no light spill above the horizontal.

#### Informatives

1. The drawings referred to in this consent are drg no:CSC/P01 and drg no:CSC/P02 rev B.

2. The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.
3. The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
  - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
  - b) A Notice of Completion of Development as soon as practicable once the development has been completed
4. A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.
5. The site is close to the flight path of Glasgow Airport. Should it be intended to use a high crane during construction, attention is drawn to the Air Operators Association Advice Note 4 'Cranes and Other Construction Issues', available at [www.aoa.org.uk/policy-safeguarding.htm](http://www.aoa.org.uk/policy-safeguarding.htm)

**DC12/192 – Erection of dwellinghouse on land to south of Overtoun West Lodge, Stirling Road, Dumbarton by Mr and Mrs John.**

**Permission was GRANTED subject to the following conditions:-**

01. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
02. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out.
03. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority and shall be implemented as approved. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design and thereafter implemented as approved.
04. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved.
05. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
06. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
07. Prior to the commencement of development, the developer shall submit a detailed survey of all trees on the site. This survey shall be accompanied by a scaled site layout plan and include the identification of the existing tree species, an estimation of their height, age, condition and spread of branches, with their location accurately plotted (any trees around the perimeter which over hang into the site shall also be included). No trees shall be removed from the area next to the boundary with Stirling Road (shaded green on the approved plan). Any trees which are to be felled or removed shall be clearly identified on a separate plan.
08. A landscaping scheme for the plot shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after the occupation of the property. The scheme shall include details of



suitable replacement planting for any trees that are required to be removed to accommodate the new house or any associated works.

09. During the period of construction Overtoun Drive shall at all times be kept free of any vehicles or materials which might obstruct the passage of emergency vehicles or otherwise interfere with access to the neighbouring police station.

#### Informatives

01. *The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.*
02. *The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:*
- a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);*
  - b) A Notice of Completion of Development as soon as practicable once the development has been completed*
03. *The plans referred to as part of this decision are Drawing No. 1, 2 & AJ-002.*
04. *A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.*

**DC12/211 – Erection of residential development (amendment to DC06/295) to permit the addition of an extra detached house and substitution of house types on plots 105-112 and 24-7 and a revised layout at Keil School, Helenslee Road, Dumbarton by Bett Homes.**

**Permission was GRANTED subject to the following conditions:-**

01. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
02. Prior to the commencement of works, full details of the design and location of all hard surfaces, walls, fences and bin stores to be installed on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
03. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority and shall be implemented as approved. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design and shall thereafter be implemented as approved.
04. For the avoidance of doubt, no trees or scrub shall be removed during the main bird breeding season (March to July inclusive).
05. Prior to the commencement of works, full details of how trees identified for retention, and their associated habitat including shrubs and ground flora, are to be protected during construction shall be submitted for the further written approval of the Planning Authority and implemented as approved.
06. The development shall be undertaken in accordance with the tree protection measures identified in the 'Tree Protection Report' dated 4<sup>th</sup> January 2012.
07. A landscaping scheme for the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after the occupation of the first property. The scheme shall include details of suitable replacement planting for any trees that are required to be removed to accommodate the development or any associated works.
08. A licensed surveyor shall be present on site prior to the felling of any trees, as recommended in the Bat Survey carried out in July 2006 (DC06/295). Any felled trees shall be left in situ for 24 hours to allow any roosting bats, previously undetected, to leave.
09. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by

the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:

- a) A detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates from the site).
  - b) An assessment of the potential risks.
  - c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
10. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
11. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site.

Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
12. No piling works shall be carried out until such time as a noise method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.

13. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.
14. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.
15. Prior to the occupation of any dwellinghouse within this phase of the development, all roads and footpaths shall be completed to the level of bottoming and bitmac base course.
16. Prior to the occupation of the last dwellinghouse within this phase of the development, all roads, footpaths and car parking spaces within and serving the development shall be completed to their final specification and adoptable standard unless otherwise agreed in writing with the Planning Authority.
17. Prior to the commencement of development on site details of the final design and location of the proposed traffic calming measures and all alterations to be undertaken on the roads into and serving the development shall be submitted to and approved in writing by the Planning Authority. These approved works shall be implemented prior to the occupation of the last dwellinghouse within this phase of the development unless otherwise agreed in writing with the Planning Authority.
18. Sightlines of 2.5m x 35m x 1.05m are to be provided and maintained at all new road junctions and car park accesses to the satisfaction of the Planning Authority.
19. Sightlines of 2.0m x 20m x 1.05m are to be provided and maintained at all driveways to the satisfaction of the Planning Authority.
20. No development shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West Of Scotland Archaeology Service and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.
21. The last 11 new build dwellinghouses on the site shall not be occupied until such time as the repair, restoration and conversion of the listed buildings

within the grounds of Keil School have been completed to the satisfaction of the Planning Authority in accordance with the plans approved under Ref. DC03/176.

22. Prior to the commencement of work on site, a plan detailing the phasing of new build and listed building conversion works shall be submitted for the approval of the Planning Authority. The phasing plan shall include details of the last 11 new build dwellinghouses to be occupied.
23. Prior to the commencement of work on site, full details of the proposed repairs to the stone boundary wall as detailed on Drawing No. KEIL/216 shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved.

### Informatives

01. *The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.*
02. *The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:*
  - a) *A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);*
  - b) *A Notice of Completion of Development as soon as practicable once the development has been completed*
03. *The plans referred to as part of this decision are Drawing No. KEIL/LOC, KEIL/210, DG2A/01, KEIL/216, KEIL/220, M01(Tree Management Proposals), S01 Rev. A (Ground Level Tree Survey), MAM-B/D/SC/066/PL, MAM-A/D/SC/066/PL, SAM/D/SC/066/PL, HEM/D/SC/066/PL, KIM/D/SC/066/PL, OAM/D/SC/066/PL, MAM/D/SC/066/003, MAM/D/SC/066/004, Oakham/En/001 Rev. 4, Kirkham/Sc/001 Rev. 1, Hexham/Sc/001 Rev. 1, Sandringham/Sc/001 Rev. 1, Marsham/En/001 Rev. 2, DET/13/23, DET/13/03 Rev. D & DET/13/05 Rev. B.*
04. *A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.*

**DC12/262 – Erection of a modular dance studio at Our Holy Redeemer's Primary School, 1 East Barns Street, Clydebank by West Dunbartonshire Council.**

**Permission was GRANTED subject to the following conditions:-**

1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
2. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
3. No development shall take place on site until such time as a noise impact assessment has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall include an assessment of the potential for the proposed use to cause noise nuisance affecting nearby properties. Where potential noise disturbance is identified, proposals for the attenuation of the noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme. Should the approved noise attenuation scheme impose restrictions upon the way in which operations on the site are carried out, the site shall be operated in this manner unless otherwise approved in writing by the Planning Authority. The noise impact assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person.
4. Development shall not commence until a Bird Hazard Management Plan has been submitted to and improved in writing by the Planning Authority. The submitted plan shall include details of the management of any roofs on buildings within the site which may be attractive to nesting, roofing and "loafing" birds. The Bird Management Plan shall be implemented as approved upon completion of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority.

**Informatives**

1. The plans referred to in this consent are Drawings E/3877/C 01, 02, 03, 04, 05 and 06.
2. The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.

3. The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
  - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
  - b) A Notice of Completion of Development as soon as practicable once the development has been completed
4. A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.

**DC12/265 – Erection of a single storey detached cottage east of West Muirhouses Farm, off Cochno Road, Hardgate by Mr McTaggart.**

**Permission was GRANTED subject to the following conditions:-**

1. The occupation of the dwelling hereby approved shall be limited to a person solely or mainly employed, or last so employed, in agriculture as defined in Section 277(1) of the Town and Country Planning (Scotland) Act 1997 or to spouse, ascendants, descendants and those living in family with such persons.
2. Notwithstanding the provisions of the Town and Country (General Permitted Development) (Scotland) Order 1992 (and all subsequent orders amending, revoking or re-enacting that Order), the house shall not be extended unless this is subject to a specific grant of planning permission.
3. No development shall commence until such time as details of the proposed septic tank and soakaway drainage arrangements, including a ground condition survey demonstrating that local soil conditions are suitable for a soakaway, have been submitted to and approved in writing by the Planning Authority. The approved drainage infrastructure shall thereafter be implemented as approved.
4. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
5. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
6. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out.

**INFORMATIVES**

1. The drawings referred to in this consent are DRG H205/01a, DRG H205/02a and DRG H205/03a.
2. The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.



3. The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
  - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
  - b) A Notice of Completion of Development as soon as practicable once the development has been completed
4. A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.