

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Civic Space, Council Offices, 16 Church Street, Dumbarton on Wednesday, 20 March 2019 at 10.03 a.m.

Present: Bailie Denis Agnew and Councillors Jim Brown, Karen Conaghan, Diane Docherty, Marie McNair and Lawrence O'Neill.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Erin Goldie, Team Leader - Development Management; Lisa Miller, Planning Officer; Raymond Walsh, Manager – Roads & Transportation; Sarah Hamill, Contaminated Land Officer; Nigel Ettles, Section Head – Litigation and Craig Stewart, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Jim Finn, Douglas McAllister and John Mooney.

Councillor Diane Docherty 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 27 February 2019 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A note of Visitations carried out on 26 February 2019 was submitted for information, a copy of which forms Appendix 1 hereto.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

PLANNING APPLICATIONS

Reports were submitted by the Strategic Lead – Regulatory in respect of the following planning applications:-

- (1) **DC18/013 – Remediation of ground at former oil terminal, including excavation, treatment & replacement of soils, treatment of ground water and installation of a sheet pile wall at Dunglass Oil Depot, Dumbarton Road, Bowling by Esso Petroleum Company Limited.**

Reference was made to a site visit which had been undertaken in respect of the above application. The Planning, Building Standards and Environmental Health Manager was heard in further explanation of the report.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager, the Contaminated Land Officer and Mr Martin Kilpatrick of ExxonMobil in answer to Members' questions, the Committee agreed to grant full planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto.

- (2) **DC18/207 – Construction and operation of a 250kW hydro power scheme at Land north west of Gavinburn Farm, Kilpatrick Braes by Scotia Hydro.**

The Team Leader – Development Management was heard in further explanation of the report.

The Chair invited Mr John Heaton (applicant) to address the Committee, and he was heard in support of the application. At this point in the proceedings, the Chair then invited Ms Rona Wilkinson of Silvertoun & Overtoun Community Council to address the Committee, and she was heard in support of the application. The Chair then invited Ms Karen Fyfe, objector, to address the Committee, and she was heard in respect of the application.

After discussion and having heard the Team Leader – Development Management in further explanation and in answer to Members' questions, the Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto.

ADJOURNMENT

Having heard Councillor Docherty, Chair, the Committee agreed that the meeting be adjourned for a short comfort break.

The Committee reconvened at 11.16 a.m. with all Members listed in the sederunt in attendance.

(3) DC18/272 – Erection of 146 flatted dwellings and four commercial units, associated car parking, amenity space and landscaping at Queens Quay, Clydebank by Wheatley Group.

The Planning, Building Standards and Environmental Health Manager was heard in further explanation of the report.

The Chair then invited Mr Marc Walker, objector, to address the Committee on behalf of his wife< Linda Walker. Mr Walker was heard in respect of his wife's representation.

After consideration and having heard the Team Leader – Development Management in further explanation and in answer to Members' questions, the Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto and to an additional condition controlling the uses of the commercial units on site.

The meeting closed at 11.38 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 26 FEBRUARY 2019

Present: Councillors Jim Brown, Jim Bollan, Ian Dickson, Diane Docherty, John Millar, Jonathan McColl, Lawrence O'Neill and Sally Page.

(The above lists Members who attended at least one site visit).

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Jim McAloon, Strategic Lead – Regeneration; Michael McGuinness, Economic Development Manager; Victor Franciso-Suarez, Capital Projects Manager; Pat Hoey, Sarah Hamill, Contaminated Land Officer; and Bernard Darroch, Lead Planning Officer.

SITE VISITS

Site visits were undertaken in connection with the undernoted planning applications:-

(1) Dunglass oil Depot, Dumbarton Road, Bowling, G60 5AG

DC18/013 – Remediation of ground at former oil terminal, including excavation, treatment & replacement of soils, treatment of ground water and installation of a sheet pile wall by Esso Petroleum Company Limited.

(2) Main Street, Bonhill

DC18/250 – Erection of residential development comprising 6 No. Flats, 2 three storey town houses and associated parking and landscaping by John Ferrier.

DC18/013 – Remediation of ground at former oil terminal, including excavation, treatment & replacement of soils, treatment of ground water and installation of a sheet pile wall at Dunglass Oil Depot, Dumbarton Road, Bowling by Esso Petroleum Company Limited.

GRANT planning permission subject to the following conditions:-

1. No works (other than investigative works) shall commence on site until such time as a detailed implementation scheme, in accordance with the approved remediation strategy, has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall include method statements for all works to be undertaken, a timetable of works and/or details of the phasing of the works and all other site management procedures relating to the remediation of the site.
2. Remediation of the site shall be carried out in accordance with the approved remediation strategy and implementation scheme. Any amendments to the approved remediation strategy shall not be implemented unless approved in writing by the Council as Planning Authority. On completion of all the remediation works a final verification report shall be submitted to and approved in writing by the Planning Authority. This report shall include all interim reports and confirm that all the works have been carried out in accordance with the approved remediation strategy and implementation scheme. The works shall ensure that they have successfully reduced the risks to acceptable levels to ensure that the site will not qualify as contaminated land under Part IIA Environmental Protection Act 1990.
3. The presence of any previously unencountered contamination that is not covered by the Remedial Strategy which becomes evident during the remediation of the site shall be reported to the Planning Authority in writing within one week. At this stage, if requested by the Planning Authority, an investigation and risk assessment shall be undertaken and an amended remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of works in the affected area. The approved details shall be implemented as approved.
4. During the period that the remediation works are carried out all works and ancillary operations outwith the following hours, shall not exceed background noise levels LA90 (1hour) when measured 3.5 metres from the façade of any residential property.

Mondays to Fridays: 08.00 – 18.00

Saturdays: 08.00 - 13 00

Sundays and public holidays: No working

5. The Planning Authority shall be informed in writing of any proposed deviation from the operating conditions specified in the Construction Environmental Management Plan (CEMP) V1.3 dated December 2018. All such deviations

shall require written approval by the Planning Authority prior to the change in operation.

6. All works on site, deliveries and vehicle movements shall be undertaken in accordance with the Traffic Management Plan contained in the Outline Construction Environmental Management Plan dated December 2018.
7. All vehicle movements to and from the site shall be scheduled to avoid school travel times (8.15-9.40am and 3.00-4.30pm).
8. The approved remediation works shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of:
 - Management of earthworks
 - Monitoring of any standing water within the site temporary or permanent
 - Reinstatement of grass areas and soft landscaping

The Bird Hazard Management Plan shall be implemented as approved. No subsequent alterations to the plan to take place unless approved in writing by the Planning Authority.

9. The remediation works hereby approved shall be undertaken at all times in accordance with the 'Outline Construction Environmental Management Plan (by WSP dated December 2018).

Notwithstanding the details contained in the 'Outline Construction Environmental Management Plan (by WSP dated December 2018), an Ecological Clerk of Works shall oversee the river wall repair works, installation of visual screen fencing and drainage outfall works, if undertaken between September to April (inclusive) in order to ensure that works adjacent to the river are progressed when redshank are not present.

10. No remediation shall take place within the site until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority. Thereafter the applicant shall ensure that the programme of archaeological works is fully implemented in accordance with the written scheme.
11. During the remediation works being undertaken on site, a regular two monthly meeting shall take place between the applicant and the Planning Authority to appraise of progress of the works.

DC18/207 – Construction and operation of a 250kW hydro power scheme at Land north west of Gavinburn Farm, Kilpatrick Braes by Scotia Hydro.

GRANT planning permission subject to the following conditions:-

1. No development shall commence on site until an updated Construction Management Plan (CMP) which sets out how the construction phase of the development will be managed. This shall be submitted to and approved in writing by, the Planning Authority.
 - a) Detailed construction methods for all aspects of the scheme (temporary access tracks, permanent tracks, site compounds, intakes, pipeline, tailrace/ outfall, powerhouse, culverts);
 - b) Schedule of mitigation
 - c) Pollution prevention safeguards and sedimentation safeguards;
 - d) Storage and disposal of materials;
 - e) Construction site facilities including the location of construction site huts, vehicle equipment, materials storage and location of parking area(s) for construction workers;
 - f) Duration, timing and phasing of works;
 - g) The width of the working corridor that construction works will be confined to (shown on a plan);
 - h) Detailed landscape mitigation and restoration techniques for the entire route
 - i) Detailed habitat mitigation and restoration targets;
 - j) Treatment and management of peats and turves;
 - k) Tree felling and tree/ root protection measures;
 - l) Core path restoration methods and specification;
 - m) Protected species mitigation (including the provision of temporary; ramps in trenches and the capping of pipes at the end of a working day);
 - n) Details of toolbox talk for protected species to ensure all personnel are aware of what to do should evidence of species be discovered during construction of the hydro scheme;
 - o) Traffic management proposals - to minimise any conflict between construction vehicles and other road users;
 - p) Public access management proposals and advisory warning signage strategy and;
 - q) Hours of operation on site.
The CMP shall be implemented as approved:
2. The development shall be undertaken in one continuous phase, with no partial implementation. Unless otherwise agreed in writing by the Planning Authority, all construction activities shall be completed within a 24-month period taken from the start date provided to the Local Planning Authority in accordance with the Notice of Initiation of Development and having regard to any other limitations on work periods set out in any other planning condition.
3. No development shall commence on site, until an invasive species management plan, for scotch broom and rosebay willow herb, shall be submitted for approval in writing, by the Planning Authority and will include:

- a) Areas to be avoided during construction are to be marked out by an ecologist;
- b) Ensure careful vegetation management during construction/operational stages to ensure that no seed dispersal or spread by vegetative means occurs;
- c) Agree a location and methodology for the storage of topsoil;
- d) Produce a post construction management plan to manage the potential impact of rapid re-colonisation of these (or other) invasive species resulting from the disturbance of the seed bed during the construction and operational phases

The plan shall be implemented as approved within a timescale to be agreed with the Planning Authority.

- 4. No construction shall commence on site until a Landscape Restoration Plan is submitted to, and approved in writing by, the Planning Authority. The plan shall detail proposals for the reinstatement and management of all areas of the scheme and shall include a turve management plan. The details to be provided shall require the pipeline route to be exposed in short sections only (to be defined and agreed) and turves associated with the construction of the pipeline shall be stored for a maximum of two weeks. The Landscape Restoration Plan shall be implemented as approved within a timescale agreed with the Planning Authority.
- 5. No development shall commence on the construction of the power house until a scheme of hard and soft landscaping works for the site of the powerhouse has been submitted to, and approved in writing by, the Planning Authority. The approved landscaping scheme shall be implemented in full prior to the initial operation of the powerhouse. Any trees or plants which within a period of five years from the completion of the development die, or for whatever reason, are removed or damaged shall be replaced in the next planting season with others of the same size and species.
- 6. No development shall commence until a detailed Public Access Management Plan has been submitted to and approved in writing by the Planning Authority. The Plan shall include:
 - a) All existing access points, paths, core paths, tracks, rights of way and other routes within and adjacent to the application site;
 - b) Exact timings, impacts and mitigation for all site vehicle movements and works affecting the Core Path. Works directly affecting the Core Path route shall be programmed to minimise disturbance during peak walking seasons/weekends/days.
 - c) Use of banksmen to manage the safe passage of users
 - d) A mitigation communication strategy - local press, businesses and community groups informed of construction operation timetables and likely disturbance to path usage;
 - e) Advisory construction warning signage strategy;

The approved Public Access Management Plan shall be implemented as approved.

7. No development shall commence on site until a photographic survey and annotated plan of all core paths that will be used by construction traffic is carried out to ascertain the pre- works standard of the paths and shall submitted for the approval in writing of the Planning Authority. Within 1 month of construction being completed all paths shall be re-surveyed and reinstated to the agreed pre-works standard.
8. No development shall commence on site until a detailed Woodland Management Plan has been submitted to and approved in writing by the Planning Authority. The Woodland Management Plan shall be prepared by a suitably qualified forestry consultant and include the following:
 - a) Plan showing trees to be felled;
 - b) Plan showing area of compensatory planting;
 - c) Detailed planting specification and timescales;
 - d) Detailed maintenance programme;
 - e) Detailed management/ protection proposals for retained trees along the penstock route;
 - f) Details of forestry consultant responsible for supervision through to establishment.

The Woodland Management Plan shall be implemented as approved. Within a timescale agreed with the Planning Authority.

9. All works shall be carried out in accordance with the approved details of the Aboricultural Impact Assessment and Method Statement (dated December 2018) for the protection of trees on site.
10. No development shall take place until such time as a noise impact assessment has been submitted to and approved in writing by the planning authority. The noise impact assessment shall include an assessment of the potential for the proposed turbine/ powerhouse to cause noise nuisance affecting nearby residential properties. Where potential noise disturbance is identified, proposals for the attenuation of that 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.
11. During the period of construction, all works and ancillary operations shall be carried out between the following hours unless otherwise approved in writing by the planning authority:

Mondays to Fridays: 0800-1800

Saturdays: 0800-1300

Sundays & public holidays: No working

12. Prior to the commissioning of the scheme an interpretation board containing information relating to the history of the lochs and the approved hydro scheme shall be displayed at Loch Humphrey (or at alternative locations agreed with the Planning Authority) and maintained thereafter.
13. Unless as may otherwise be agreed in writing by the Planning Authority, no works shall commence on the development hereby approved until an independent Ecological Clerk of Works (ECoW) has been appointed by the developer to oversee the implementation of the relevant planning conditions and the Construction Management Plan (CMP) during the detailed design, construction, and restoration phases of the development.
14. Prior to appointing the ECoW in accordance with Condition 13 above, a 'scope of works' for that person shall be submitted to, and approved in writing by, the Planning Authority. As a minimum, the ECoW shall: be present to oversee all in-stream construction works; give advice on micro-siting project elements to protect trees and avoid important habitats, give Ecological 'toolbox talks' on emergency procedures if protected species are identified within or close to the construction corridor; ensure compliance with all wildlife legislation; undertake pre-construction checks for protected species (mammals, fish and birds); oversee implementation of all ecological mitigation, as detailed in the approved CMP; monitor restoration of the site and ensure that the agreed habitat restoration targets are achieved; and have the authority, on and off-site, to halt operations or to alter construction methods if they observe, monitor or otherwise identify that these operations are having adverse impacts on the natural heritage. The Scope of Works shall specify the stages of the process that the ECoW will be present on site for, and how regularly they will otherwise inspect the site. All works shall be carried out in accordance with the agreed scope of works.
15. Before the commencement of development on site, a Bird Disturbance Method Statement shall be submitted for the approval in writing of the Planning Authority. This shall include pre-construction surveys and timings, identify exclusion zones, method of surveying during construction for signs of disturbance and mitigation if birds are disturbed. The Bird Disturbance Method Statement shall be implemented as approved within a timescale to be agreed with the Planning Authority.
16. Before the commencement of development, a Peat Contingency Plan shall be submitted for the approval in writing of the Planning Authority and shall include:
 - a) A commitment to all construction activity ceasing immediately if deep peat is discovered;
 - b) On site storage options to ensure any peat is kept dry;
 - c) Details of proposed on site and off site use;
 - d) A commitment that SEPA will be contacted to obtain an appropriate level of waste management authorisation as required.

The Peat Contingency Plan shall be implemented as approved within a timescale to be agreed with the Planning Authority.

17. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the planning authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief shall be submitted and approved in writing by the Planning Authority prior to the commencement of development on site.
18. No development shall commence on site, until a further survey of the site for badgers is submitted for the approval in writing by the Planning Authority. If any evidence of badgers is identified then any actions arising shall be agreed by the Planning Authority and implemented as approved.
19. Notwithstanding the submitted plans, unless as may otherwise be agreed in writing by the Planning Authority, the permanent access track to the powerhouse shall not exceed 2.5 metres in width and shall include a grass central strip.
20. Prior to the commencement of the development, a 'micro siting' plan, informed by a topographical survey shall be submitted to, and approved in writing by, the Planning Authority, which shall include details of the precise route of the pipeline through the areas of woodland to the south of the site and the Haw Craig Site of Special Scientific Interest. The plan shall show details of the construction corridor at these locations and shall be implemented as approved.
21. Unless otherwise agreed in writing by the Planning Authority, only the A82 Sheephill Quarry and Gavinburn Farm accesses shall be used by construction vehicles associated with the hydro scheme.
22. A monitoring report shall be submitted to the Planning Authority setting out how the requirements of the Construction Management Plan and all other conditions of the permission are being adhered to on the site, and any issues arising, at the following intervals during the construction phase:
 - a) Every month for the first 6 months (taken from the start date given in the Notice of Initiation), and
 - b) Every two months for the remaining period of construction. Unless otherwise agreed in writing by the Planning Authority, the monitoring reports shall include an update on construction progress, photographs, and an update from the ECoW.
23. Unless otherwise agreed in writing by the Planning Authority, in the event of the scheme not generating electricity for a continuous period of twelve months with no realistic expectation of resumption in the foreseeable future, the site shall be reinstated within a period of two years in accordance with the scheme to be submitted to, and approved in writing by the Planning Authority, following the expiry of such a period of cessation or within such timescales as

agreed in writing by the Planning Authority. Reinstatement shall include a methodology for the removal of the above ground infrastructures and restoration of the ground and restoration of the natural water regime to normal flows.

DC18/272 – Erection of 146 flatted dwellings and four commercial units, associated car parking, amenity space and landscaping at Queens Quay, Clydebank by Wheatley Group.

GRANT planning permission subject to the following conditions, and subject also to an additional condition controlling the uses of the commercial units on site:-

1. The materials to be used on the development hereby approved shall be a mix of Michelmersh Porcelain White Smooth and Ibstock Bradgate Light Buff facing brick, matching mortars, Ash and Lacey aluminium rainscreen, Lineal F System in grey (RAL 7022) and gold (RAL 1036) and grey Aluminium clad (Aluclad) timber windows (Ral 7022). All external materials shall be implemented as per the approved plans unless otherwise agreed in writing by the Planning Authority.
2. Prior to the commencement of development on site, details of the location, material and colour of all rainwater goods shall be submitted for the approval in writing of the Planning Authority. Thereafter the rainwater goods shall be installed as approved.
3. If any materials, including windows, require to be replaced at any time during the lifetime of the building then this shall be carried out in accordance with the approved materials specification detailed in conditions 1 and 2 above unless otherwise agreed in writing by the Planning Authority.
4. Notwithstanding the provisions of Class 4a of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) no satellite dishes, aerials or telecommunications apparatus shall be installed on the front or rear elevations of the buildings hereby permitted. For the avoidance of any doubt, the installation of any such equipment shall be permitted within the roof space only and shall not project above the parapets.
5. Unless otherwise agreed in writing no commercial unit shall be occupied until full details of the signage to be erected on the unit is submitted for the written approval of the Planning Authority and implemented as approved.
6. Unless otherwise agreed in writing by the Planning Authority, no development shall commence on site until samples of all hard surfacing and edging materials throughout the housing site shall be submitted for the written approval of the Planning Authority. Such details shall include the provision of sample panels showing options for the material to be used in the pends of site A and shall be co-ordinated with the materials for Titan Boulevard. The agreed materials shall thereafter be implemented as approved prior to the occupation of first flatted unit.

7. Unless otherwise agreed in writing, no development shall commence on site until full details of the design and location of all walls, fences and gates to be erected on site shall be submitted for the approval in writing of the Planning Authority and implemented prior to the occupation of the building.
8. The approved landscaping scheme for the entire development, including the picnic seating area in the courtyard of site A, shall be implemented not later than the next appropriate planting season after the first occupation of the first flatted unit and shall thereafter be maintained in accordance with these details. No landscaping details or features shall be altered or removed without the prior written approval of the Planning Authority.
9. The SUDS hereby approved, shall be designed to ensure that any contaminants present on the site are not mobilised and that pollution pathways are not created. The SUDS scheme shall thereafter be formed and maintained on site prior to the occupation of any buildings and in accordance with the approved details.
10. Twelve months after the first occupation of the residential developments, a parking review including a methodology statement to be agreed with the Planning Authority shall be undertaken to ascertain levels of parking and to establish whether there are any parking related problems associated with the development. The findings and recommendations of the review shall be submitted for the written approval of the Planning Authority and any actions recommended in the review shall be implemented in a timescale agreed with the Planning Authority.
11. Prior to the occupation of the first flat, full details of the car club and rent a bike schemes shall be submitted for the approval in writing of the Planning Authority. This shall include details of the car club and rent a bike operators and details of the management, maintenance and operation of the schemes. Thereafter, no more than 88 flats in site A shall be occupied until the car club and rent a bike schemes are fully operational and the schemes shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.
12. Prior to the occupation of first flat, details of the proposed management of the two designated car club spaces, for the sole use of the car club vehicles, shall be submitted to and approved in writing by the Planning Authority. Thereafter, no more than 88 flats in site A shall be occupied until the car club parking spaces are implemented as approved and in accordance with the management Page 61 details agreed under the terms of this condition and shall be available for use at all times and be delineated on site.
13. Prior to the occupation of the first flatted unit in either site A or B the respective parking areas shall be completed to the final approved finished surface and spaces shall be delineated and available for car parking use at all times.

14. Prior to the occupation of the first flat, a residential information pack shall be submitted for the approval in writing of the Planning Authority. It shall include the following information:
- a. details of local bus and rail timetables and electronic links;
 - b. a map illustrating routes to access public transport and walking distances;
 - c. a map of the local cycling network in relation to the development site;
 - d. details of car sharing websites;
 - e. Information on electric vehicle charging availability within the site;
 - f. details of operation and management of car club and rent a bike schemes available to residents as detailed in conditions 13 and 14 above;
 - g. details of private bicycle storage arrangements on site.

Thereafter, the approved information pack shall be provided within every flatted unit prior to its occupation.

15. Prior to the occupation of the first flatted unit, the infrastructure required for electric vehicle charging shall be installed in accordance with the approved plans.
16. Prior to the occupation of the first flatted unit an updated bird hazard management plan shall be submitted for the approval in writing of the planning authority and implemented in accordance with the approved details.
17. No development (other than investigative works) shall commence on site until such time as an updated report on the nature and extent of contamination of the site has been submitted to and approved in writing by the Planning Authority. An appraisal of remedial options, including a detailed remediation scheme based on the preferred option is required.
18. No development (other than investigative works) shall commence on site until such time as a 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 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.
19. 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.

20. A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the scheme shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed with the Planning Authority in consultation with Environmental Health. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved by the Planning Authority.
21. No development shall take place on site until such time as an updated noise impact assessment has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall include:
 - a. an assessment of the potential for the proposed use of the new commercial units to cause noise nuisance affecting residential properties.
 - b. an assessment of the potential for occupants of the development to experience noise nuisance from nearby existing sources, using BS 4142: 1997 'Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas'

Where potential noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation measures 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.

22. No development shall commence on site until such time as a noise control 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.

23. During the period of construction, all works shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:

Mondays to Fridays: 0800-1800

Saturdays: 0800-1300

Sundays and public holidays: No working

24. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472-1: 2008 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.
25. No development shall take place on site until such time as details of the design of the lights have been submitted to and approved in writing by the Planning Authority. The lights shall then be implemented in accordance with the approved details and shall be maintained in this condition. Any subsequent changes to their position, design or specification shall be subject to the prior written approval of the Planning Authority.
26. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.
27. Details for the storage and the collection of waste arising from the approved housing and commercial developments shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior to the occupation of the approved development and thereafter be maintained thereafter.
28. Prior to the commencement of development on site details of an adequate sized grease trap shall be submitted to and approved by the Planning Authority in consultation with Environmental Health and thereafter it shall be installed prior to the use being operational and maintained thereafter.
29. Prior to the commencement of development on site, details of any flue system/ extraction system shall be submitted to and approved by the Planning Authority. The submitted details shall include the noise output and filter system. The approved flue/extraction system shall be implemented prior to the use being brought into use and shall be maintained thereafter.