

**List of Conditions**  
**Outline Permissions DC09/205 and DC09/206**

**DC09/205**

01.

Application(s) for the approval of the detailed design of the development (hereinafter called “the matters referred to in conditions”) shall be submitted to the Planning Authority within 3 years of the date of this decision notice, or (if later) within 2 years of the refusal of such an application (where that application was submitted within 3 years of the date of this decision notice, and subject to there being only one subsequent application). Such application(s) shall include:

- a) The layout of the site;
- b) The size, height, design and external appearance of the houses/buildings;
- c) Details of existing and proposed ground levels and finished floor levels;
- d) The provision of open space and associated maintenance arrangements;
- e) Details of the means of drainage and sewage disposal
- f) The boundary walls and fences;
- g) The provision for car parking;
- h) The landscaping of the site and associated maintenance arrangements ;

The development must commence within 3 years of the date of this decision notice, or within 2 years of the date of the final approval of all foregoing matters specified in conditions (whichever is the later of these two dates).

**Reason**

In accordance with the terms of Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

02.

At the same time as the application for approval of matters specified in conditions a detailed Flood Risk Assessment (FRA) shall be submitted for the further approval of the Planning Authority. Such FRA shall include a demonstration that any flood risk to this site can be managed in accordance with the principles of SPP7: Planning \_ Flooding, and will not have a detrimental effect on flooding elsewhere. As well as considering flooding from the River Clyde it shall also consider the drainage channel/minor watercourse at the southern part of the site. Full details of any physical mitigation works required in order to manage flood risk

will also be required at this time and shall be implemented within a timescale agreed with the Planning Authority.

**Reason** In order to ensure that development of the site does not give rise to an unacceptable risk of flooding.

03. At the same time as the application for approval of matters specified in conditions a comprehensive contaminated land investigation shall be carried out and its finding submitted to and approved by the Planning Authority in writing. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution-The Investigation of Potentially Contaminated Sites-Code of Practice "BS 10175:2001" The report shall include a site specific risk assessment of all relevant pollutant linkages as required in Scottish Government Planning Advice Note 33.

**Reason** In the interests of public health and to ensure that the site is suitable for the proposed end use.

04. Remediation of the site shall be carried out in accordance with the approved remediation plan. On completion of the remediation works and before the commencement of development the developer shall submit a report for the written approval of the Planning Authority confirming that the works have been carried out in accordance with the remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority.

**Reason** To ensure that remediation works are carried out in accordance with the agreed plan.

05. 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.

**Reason** To ensure that the drainage design is acceptable.

06. At the same time as an application is made for the approval of matters specified in conditions, details shall be submitted of such proposed noise mitigation measures as are necessary to minimise the impact of noise from the railway line upon the new houses. The approved measures shall be implemented within a timescale agreed with the Planning Authority.

**Reason** In order to ensure that appropriate noise mitigation measures are put in place.

07. Details to be submitted under condition 1(d) shall incorporate open space provision in accordance with the standards set out in Policy R2 of the West Dunbartonshire Local Plan (Finalised Draft Incorporating Modifications) 2009, unless otherwise agreed with the Planning Authority.

**Reason** In order to ensure that an appropriate level of open space is provided within the development.

08. Details to be submitted under condition 1(a) shall include a road running from the site access to the south-eastern edge of the site, parallel with the north-eastern boundary of the site.

**Reason** The site forms part of a series of adjoining development sites, and it is necessary to ensure that the road layouts are properly co-ordinated. Such a road would form part of a link between Castlegreen Street and the boundary with the adjoining warehouses, and would allow future development to be properly integrated into the road network.

09. The developer shall 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

**Reason** In accordance with the terms of Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2008.

- 10. The housing layout shown on Drawing No. (PL) 01 Rev A is indicative and for information purposes only and shall not be treated as forming part of this consent.

**Reason** The layout is an indicative example of what may be achieved on site.

**DC09/206**

Conditions as above (conditions 9 and 10 numbered 10 and 11), plus:

- 09. Details to be submitted under condition 1 shall ensure that no more than ten dwellings shall be erected within the HSE 'middle zone', and no dwellings shall be erected within the 'inner zone', as indicated on the approved plans.

**Reason** To ensure the timely completion of the roads and footpaths to an adequate standard.