

CONDITIONS APPLIED IN RELATION TO PLANNING APPLICATION WP00/126

Demolition of Industrial and Office Buildings Infilling of Tidal Basin and Erection of Class 1 Retail Units with Associated Roads, Car Parking and Landscape Works. Application submitted by Allied Distillers Ltd.

1. Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Planning Authority within 3 years of the date of this permission and the development must be commenced within 5 years of the date of this permission or within 2 years from the date of final approval of all the foregoing reserved matters.
2. Full details of the foul and surface water drainage system, including the position and details of any pumping station shall be submitted at the same time as any application for the approval of Reserved Matter referred to above for the approval of the Planning Authority.
3. At the same time as the first application for approval of the Reserved Matters referred to above, the developer shall submit a detailed survey of all trees and hedging on the site. This survey shall be displayed on a site layout plan and include an identification of the existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter which over-hang onto the site shall also be included). Those trees which it is proposed to fell or remove shall be separately identified.
4. At the same time as the first application for approval of the Reserved Matters referred to above, a landscape assessment of the development site shall be carried out and submitted for the approval of the Planning Authority. The landscape assessment shall include a detailed examination of the existing landscape including a topographic assessment, physical characteristics and an assessment of the impact the proposals would have on the landscape.
5. At the same time as the first application for approval of the Reserved Matters referred to above. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Planning Authority before development commences. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and to the extent of any areas of earthmounding, and shall ensure:-
 - (a) Completion of the scheme during the planting season next following the completion of the building(s), or such other date as may be agreed in writing with the Planning Authority.
 - (b) The maintenance of the landscaped areas for a period of five years or until established, whichever may be longer.
 - (c) Any trees or shrubs removed, or which in the opinion of the Planning Authority, are dying, being severely damaged or becoming seriously diseased within three

years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

6. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Planning Authority prior to any work commencing on the site. For the avoidance of doubt, given the location of the site adjacent to two Category A Listed Buildings and the open aspect of the site to the River Leven, appropriate, good quality materials should be proposed.
7. At the same time as the first application for approval of the Reserved Matters referred to above full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Planning Authority.
8. At the same time as the first application for approval of the Reserved Matters referred to above full details of all hard surfacing to be provided on the site shall be submitted for the consideration and written approval of the Planning Authority.
9. At the same time as the first application for approval of the Reserved Matters referred to above, a remediation strategy to treat, make safe and/or remove the existing contamination on the site shall be submitted for the written approval of the Planning Authority.
10. Construction works shall be limited to between 8.00am to 6.00pm Monday to Saturday only with no site preparation or construction works on a Sunday to the satisfaction of the Planning Authority.
11. At the same time as the first application for approval of the Reserved Matters referred to above, a Noise Impact Assessment shall be submitted to the Planning Authority for consideration. The Assessment shall consider the impact of the development on the adjacent dwellings and shall include details of the restricted hours of operation of the retail units, if appropriate.
12. At the same time as the first application for approval of the Reserved Matters referred to above, a method statement for the prevention of nuisance from dust during dry weather conditions shall be submitted for the written approval of the Planning Authority.
13. No unit hereby approved shall be brought into use until the vehicular access to the site and improvements to the traffic light junction, Castle Terrace roundabout, cycle and pedestrian provision, public transport services and surrounding road network, all as detailed in the Traffic Impact Assessment submitted by Dougal Baillie Associates and dated January 2000, have been implemented to the satisfaction of the Planning Authority.
14. The applicant/operator shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the hours of operation to prevent mud being deposited on the public road.
15. The development hereby permitted shall be used solely within Class 1 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and for no other purpose whatsoever.

16. This outline consent approves 6,503 sq.metres of gross retail floorspace and no more than 1,400 sq.metres gross of that floorspace shall be dedicated to the sale of convenience goods, unless otherwise agreed in writing by the Planning Authority.
17. This outline consent approves 6503sq.m of gross floorspace in a multi-unit development the largest unit of which shall not exceed 3000sq.m of gross floorspace, unless otherwise agreed in writing by the Planning Authority.
18. This outline consent approves 6,503 sq.m of gross retail floorspace in a multi-unit development comprising a maximum of 5 individual units. One unit may be a minimum of 465sq m but the others will each be a minimum of 930sq m. unless otherwise agreed in writing by the Planning Authority.
19. The following classes of retailing will not be permitted as the principal use of any unit within the development: sale of fashion goods, footwear and sports goods and catalogue retailing, unless otherwise agreed in writing by the Planning Authority.
20. At the same time as the Reserved Matters referred to above, a method statement for the demolition of the buildings on the site shall be submitted for the approval of the Planning Authority and any demolition must be carried out to the method statement once approved. The method statement shall include details of where the demolition material is to be removed.
21. Prior to any demolition works taking place, a method statement compiled by a structural engineer shall be submitted for the written approval of the Planning Authority. The method statement shall detail the work methodology and the protective measures that will be implemented including structural support in respect of adjacent buildings.
22. Details of all structural work including the final external wall finish to the new gable at the flats must be submitted to and approved by the Planning Authority at the same time as the Reserved Matters referred to above.
23. At the same time as the first application for approval of the Reserved Matters referred to above, details and a method statement for the infilling of the tidal basin shall be submitted for the approval of the Planning Authority. The method statement shall include details of the steps to be taken to safeguard the River Leven from contamination during the infilling and construction phase. Such safeguards as may be approved shall be put in place prior to works commencing on site.
24. The minimum design level for the site shall be 5.0m AOD unless otherwise agreed in writing by West of Scotland Water and approved by the Planning Authority.
25. A public walkway and public viewpoint shall be provided on the site prior to the commencement of use of the retail development hereby approved. The walkway shall be constructed to a specification agreed by the Planning Authority and details of the exact location and construction of the walkway and its linkages outwith the site shall be submitted for the written approval of the Planning Authority at the same time as the first application for approval of Reserved Matters referred to above.
26. No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the developer, agreed with West of Scotland Archaeology Service and approved by the Planning Authority.