

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Education Centre, St. Margaret of Scotland Hospice, East Barns Street, Clydebank on Tuesday, 2 August 2011 at 10.00 a.m.

Present: Provost Denis Agnew and Councillors Jim Brown, Gail Casey, Jim Finn, Douglas McAllister, Jonathan McColl, Craig McLaughlin, Willie McLaughlin, Marie McNair and Lawrence O'Neill.

Attending: Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning and Building Standards Manager; Alan Williamson, Team Leader (Forward Planning); Raymond Walsh, Network Management Services Co-ordinator; Nigel Ettles, Principal Solicitor and Craig Stewart, Committee Officer, Legal, Democratic and Regulatory Services.

Councillor Jim Finn in the Chair

DECLARATIONS OF INTEREST

Provost Agnew and Councillors Brown and McNair declared a non-financial interest in Item 5(a) DC11/081/FUL – Formation of permanent car parking and temporary car parking at Car Park, Garth Drive, Queens Quay, Clydebank by Clydebank Rebuilt and in item 5(b) DC11/082/PPP – Erection of industrial units and associated works including access, parking, landscaping and drainage (planning permission in principle) at John Knox Street, Clydebank by Clydebank Rebuilt and DC11/083/FUL – Erection of 7 industrial units and associated works including access, parking, landscaping and drainage at John Knox Street, Clydebank by Clydebank Rebuilt.

Councillor McColl declared a non-financial interest in Item 5(a) DC11/081/FUL.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 7 June 2011 were submitted and approved as a correct record, subject to the undernoted correction:-

It was noted, having heard the Principal Solicitor, that the meeting had become inquorate after three Members had left the meeting, having declared an interest in Planning Applications DC11/081/FUL, DC11/082/PPP and DC11/083/FUL. Accordingly, although those applications had been considered by the Committee, the Committee could not competently arrive at any decision in relation to the applications. In terms of Standing Order 5(e), the applications had to be continued to the next meeting of the Committee.

NOTE OF VISITATIONS

A Note of Visitations carried out on 6 June 2011, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

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

Continued Applications:-

DECLARATIONS OF INTEREST

As referred to previously in the Minutes, Provost Agnew and Councillors Brown and McNair, as Directors or former Director (in the case of Provost Agnew) of Clydebank Rebuilt, left the meeting before deliberation of the next 2 items of business (i.e. DC11/081/FUL, DC11/082/PPP & DC11/083/FUL) and took no part in the proceedings. Councillor McColl left the meeting before deliberation of Item DC11/081/FUL.

- (a) DC11/081/FUL – Formation of permanent car parking and temporary car parking at Car Park, Garth Drive, Queens Quay, Clydebank by Clydebank Rebuilt.**

After discussion the Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 2 hereto.

Note: Councillor McColl returned to the meeting at this point in the proceedings.

- (b) DC11/082/PPP – Erection of industrial units and associated works including access, parking, landscaping and drainage (planning permission in principle) at John Knox Street, Clydebank by Clydebank Rebuilt.**

DC11/083/FUL – Erection of 7 industrial units and associated works including access, parking, landscaping and drainage at John Knox Street, Clydebank by Clydebank Rebuilt.

After discussion the Committee agreed to grant planning permission in principle (DC11/082/PPP) and full planning permission (DC11/083/FUL) subject to conditions specified within the report, details of which are contained in Appendix 2 hereto.

Note: Provost Agnew and Councillors Brown and McNair returned to the meeting at this point in the proceedings.

New Applications:-

- (c) DC11/078/COU – Change of use of retail unit to a financial services office at 86 High Street, Dumbarton by Scotvale Unit Trust Wimpole Services Ltd.**

Reference was made to the site visit undertaken in respect of this application. The Planning and Building Standards Manager was heard in further explanation of the application and the background relating thereto.

The Chair, Councillor Finn, invited Mr Tonner, an objector to the proposal, to address the Committee and he made his views on the application known.

The Chair then invited Mr Wiseman, representing the clients' managing agents, and Mr Ross, agent for the applicant, to address the Committee and they presented the case in support of the application and were heard in response to Members' questions.

Following discussion, Councillor McNair, seconded by Provost Agnew, moved:-

That the application be refused on the grounds that the proposed use would be contrary to the adopted West Dunbartonshire Local Plan 2010, as it would have a negative impact on the vitality and viability of the town centre, and would create a dead frontage in the prime retail area; and that the proposed use was contrary to Scottish Planning Policy Guideline 8 Town Centres and Retailing in that it fails to enhance the vitality and viability of the town centre.

As an amendment, Councillor W. McLaughlin, seconded by Councillor C. McLaughlin, moved:-

That the Committee agrees to grant planning permission subject to the conditions specified within the report.

On a vote being taken, 4 Members voted for the amendment and 6 for the motion which was accordingly declared carried.

- (d) DC11/100 – Proposed Change of use of vacant retail unit to dental surgery at 146 Main Street, Alexandria by Lynsey Courtney.**

The Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 2 hereto.

- (e) **DC11/122/COU – Change of use of office accommodation to form 3 flats and associated external alterations including roof lights and a 3 storey extension at 82 Main Street, Alexandria by Harich Ltd.**

The Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 2 hereto.

- (f) **DC11/128/COU – Operation of open air market on Fridays at Three Queens Square, Clydebank by Miss Heather Young.**

Having heard the Planning and Building Standards Manager advise of a late representation which had been received in the form of a petition, the Committee agreed to continue consideration of the application to the next meeting of the Committee to allow the relevant parties to be invited to attend.

LISTED BUILDING PLANNING APPEAL AND RECEIPT OF TWO NOTICES OF REVIEW

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of:-

- (a) receipt of a listed building appeal relating to the installation of French doors at Flat G/2, 207 Glasgow Road, Dumbarton (DC11/014/LBC);
- (b) receipt of a notice of review relating to the erection of a single storey rear and side extension at 53 Geils Avenue, Dumbarton (DC11/064/HOU); and
- (c) receipt of a notice of review relating to the sub-division of garden ground and the erection of a dwellinghouse at 17 Glenhead Road, Clydebank (DC11/080/FUL).

After discussion and having heard the Planning and Building Standards Manager in answer to a Member's question, the Committee agreed to note the receipt of the two notices of review and one listed building appeal.

ARGYLL AND BUTE LOCAL DEVELOPMENT PLAN MAIN ISSUES REPORT

A report was submitted by the Executive Director of Housing, Environmental and Economic Development informing on the publication of the Main Issues Report of the above Local Development Plan and seeking approval of the Council's response to the document.

The Committee agreed that paragraphs 3.1 to 3.5 of the report be submitted to Argyll and Bute Council as this Council's response to the Main Issues Report.

GLASGOW AND THE CLYDE VALLEY JOINT STRUCTURE PLAN: PROPOSED PLAN

A report was submitted by the Executive Director of Housing, Environmental and Economic Development informing on the content of the Glasgow and the Clyde Valley Strategic Development Plan (Proposed Plan) and seeking the Committee's endorsement of the Plan.

After discussion, the Committee agreed to note the publication and content of the Glasgow and the Clyde Valley Strategic Development Plan (Proposed Plan) and authorised the Planning and Building Standards Manager to submit West Dunbartonshire Council's support of the Proposed Plan to the Glasgow and the Clyde Valley Strategic Development Plan Authority.

CONSULTATION FROM GLASGOW CITY COUNCIL: ERECTION OF SUPERMARKET ON A SITE BOUNDED BY SAWMILL ROAD, SOUTH STREET/MERKLANDS QUAY IN THE GLASGOW HARBOUR AREA

A report was submitted by the Executive Director of Housing, Environmental and Economic Development informing of a consultation received from Glasgow City Council in respect of a planning application for the above development and seeking agreement of the Council's response to the consultation.

In relation to an issue raised by Councillor McColl, it was noted that ordinarily, where it was not possible to submit to the Committee an officer's proposed response to a consultation, a copy of the proposed response should be sent to the Leader of the Council and the Opposition Leader for their consideration and approval.

After discussion and having heard the relevant officers in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to endorse the concerns already submitted to Glasgow City Council in respect of this proposal as set out in paragraph 3.1 of the report; and
- (2) that a copy of the officers response would be sent to Members of the Committee for their information.

The meeting closed at 10.40 a.m.

PLANNING COMMITTEE**NOTE OF VISITATIONS – 6 JUNE 2011**

- Present:** Councillors Jim Brown, Jim Finn and Marie McNair.
- Attending:** Pamela Clifford, Planning and Building Standards Manager and Craig Stewart, Committee Officer, Legal, Administrative and Regulatory Services.
- Apology:** Councillor Craig McLaughlin.

SITE VISITS

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

- (a) DC11/081/FUL – Formation of permanent car parking and temporary car parking at Car Park, Garth Drive, Queens Quay, Clydebank by Clydebank Rebuilt.
- (b) DC11/070/TEL - Erection of a 15 Metre High Telecommunications Monopole Mast and Ancillary Equipment Cabinet on an area of Pavement by Dumbarton Road, to the South of Dalnottar Pumping Station, Clydebank by O2/Vodafone.
- (c) DC11/097/COU – Erection of community hall at King George's Field, Milton Brae, Milton, Dumbarton by West Dunbartonshire Council.
- (d) DC11/021/COU – Proposed Change of Use from Public House to Licensed Restaurant with External Seating Area and Canopy at The Pawn, 15 Overton Street, Alexandria by Mr Frank Reilly.

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE
PLANNING COMMITTEE ON 2 AUGUST 2011**

DC11/081/FUL – Formation of permanent car parking and temporary car parking at Car Park, Garth Drive, Queens Quay, Clydebank by Clydebank Rebuilt.

Permission GRANTED subject to the following conditions:-

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. 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); and
 - (b) A Notice of Completion of Development as soon as practicable once the development has been completed.
3. 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.
4. Prior to the implementation of the use hereby approved, full details of the design of any fence or wall to be erected on the site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
5. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:

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|------------------------------|------------|
| Mondays to Fridays: | 0800-1800 |
| Saturdays: | 0800-1300 |
| Sundays and public holidays: | No working |
6. 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 on the site);
 - (b) An assessment of the potential risks (where applicable) to:-
 - human health
 - property (existing and proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes
 - groundwater and surface waters
 - ecological systems
 - archaeological sites and ancient monuments
 - (c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
7. 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.
8. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
9. A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time determined by the plan 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 measures. 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.

10. Prior to the commencement of development on site, details of the Sustainable Urban Drainage System (SUDS) and its maintenance following installation shall be submitted to and approved by the Planning Authority. The SUDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created. The Sustainable Urban Drainage System shall thereafter be formed and maintained on site in accordance with the approved details
11. Notwithstanding the details shown on the approved plans an amended layout plan showing realignment of the car parking spaces and road within the southern part of the permanent car park shall be submitted for the further written approval of the Planning Authority prior to the commencement of the development on site and shall be implemented as approved.

DC11/082/PPP – Erection of industrial units and associated works including access, parking, landscaping and drainage (planning permission in principle) at John Knox Street, Clydebank by Clydebank Rebuilt.

DC11/083/FUL – Erection of 7 industrial units and associated works including access, parking, landscaping and drainage at John Knox Street, Clydebank by Clydebank Rebuilt.

DC11/082/PPP

Permission GRANTED subject to the following conditions:-

1. 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 Local 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) Site layout plans showing the position of all buildings, roads, footpaths, parking areas, walls, fences and landscaping
 - (b) Plans of each building showing its elevations and floor plans
 - (c) Details of existing and proposed ground levels and finished floor levels
 - (d) Details of external finishing materials
 - (e) Details of the means of drainage and sewage disposal

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).

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. 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 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.
5. 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 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. The noise impact assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person.
6. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:

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| Mondays to Fridays: | 0800-1800 |
| Saturdays: | 0800-1300 |
| Sundays and public holidays: | No working |
7. 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: 1984 '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.

8. 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.
9. The traffic calming feature shown on the approved plans does not form part of this consent. Prior to the commencement of development amended plans which do not include this feature shall be submitted for the further written approval of the planning authority and shall be implemented as approved.

DC11/083/FUL

Permission GRANTED subject to the following conditions:-

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. 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); and
 - (b) A Notice of Completion of Development as soon as practicable once the development has been completed.
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. 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.

6. A landscaping scheme for the amenity open space and boundary of 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 first unit has been occupied. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.
7. 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 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. The noise impact assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person.
8. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), 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 |
9. 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: 1984 '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.
10. 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.

11. 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.
12. Prior to the commencement of development on site, details of the 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.
13. No development shall take place on site until such time as details (including specific luminaire and lamp type; beam control; wattage; the use of reflectors; baffles; louvers; cowling; lux contours/distribution diagrams and columns types/colours) of the external lights have been submitted to and approved in writing by the Planning Authority. Lighting schemes required during construction and for the completed development shall be of a flat glass, full cut off design, mounted horizontally, and shall ensure that there is no light spill above the horizontal. The external lights shall then be implemented in accordance with the approved details and shall be maintained in this condition. Any subsequent changes to their position or specification shall be subject to the prior written approval of the Planning Authority.
14. The presence of any previously unencountered contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the affected area shall cease. 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.
15. Prior to the commencement of development a Bird Hazard Management Plan shall be submitted for the further written approval of the Planning Authority. The submitted plan shall include details of management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and 'loafing' birds. The plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority.
16. The traffic calming feature shown on the approved plans does not form part of this consent. Prior to the commencement of development amended plans which do not include this feature shall be submitted for the further written approval of the planning authority and shall be implemented as approved.

DC11/078/COU – Change of use of retail unit to a financial services office at 86 High Street, Dumbarton by Scotvale Unit Trust Wimpole Services Ltd.

Permission REFUSED on the following grounds:-

1. That the proposed use would be contrary to the adopted West Dunbartonshire Local Plan 2010, as it would have a negative impact on the vitality and viability of the town centre, and would create a dead frontage in the prime retail area; and
2. That the proposed use was contrary to Scottish Planning Policy Guideline 8 Town Centres and Retailing in that it fails to enhance the vitality and viability of the town centre.

DC11/100 – Proposed Change of use of vacant retail unit to dental surgery at 146 Main Street, Alexandria by Lynsey Courtney.

Permission GRANTED subject to the following conditions:-

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. 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.

DC11/122/COU – Change of use of office accommodation to form 3 flats and associated external alterations including roof lights and a 3 storey extension at 82 Main Street, Alexandria by Harich Ltd.

Permission GRANTED subject to the following conditions:-

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. 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.

3. Prior to the commencement of development, details of sound proofing measures to minimise noise nuisance arising from traffic noise for the development shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved prior to the flats being brought into use.
4. Details of the treatment of the external walls of the new stairwell including the colour of the treatment shall be submitted to and approved by the Planning Authority and shall be implemented prior to the flats being brought into use.