

## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in the Council Chambers, Clydebank Town Hall, Clydebank on Wednesday, 17 December 2014 at 10.07 a.m.

**Present:** Councillors Denis Agnew, Gail Casey, Jonathan McColl, Patrick McGlinchey\*, John Mooney\*, Lawrence O'Neill and Tommy Rainey.

\*Arrived later in the meeting.

**Attending:** Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning & Building Standards Manager; Keith Bathgate, Team Leader (Development Management); Jack McAulay, Manager of Roads and Transport; Irene McKechnie, Technical Support Co-ordinator; Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

**Apology:** Apologies for absence were intimated on behalf of Provost Douglas McAllister and Councillors Jim Finn and Hazel Sorrell.

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

### **VARIATION IN ORDER OF BUSINESS**

Having heard Councillor O'Neill, the Chair, the Committee agreed to vary the order of business as hereinafter minuted.

### **DECLARATIONS OF INTEREST**

Having heard the Legal Officer in response to a question from Councillor Agnew, it was noted that there were no declarations of interest in any of the items of business on the agenda at this point in the meeting.

### **MINUTES OF PREVIOUS MEETING**

The Minutes of Meeting of the Planning Committee held on 26 November 2014 were submitted and approved as a correct record.

## **NOTE OF VISITATION**

A Note of Visitation carried out on 24 November 2014, a copy of which forms Appendix 1 hereto, was submitted and noted.

## **PLANNING APPLICATIONS**

A report was submitted by the Executive Director of Infrastructure and Regeneration in respect of the following planning applications.

### **New Applications:-**

- (b) **DC13/166 - Change of use from public house to restaurant and associated works including the installation of an external flue at 127 College Street, Dumbarton by Mr Santokh Singh and DC14/247 - Installation of galvanised steel external flue (Listed Building Consent) at 127 College Street, Dumbarton by Mr Santokh Singh.**

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

Having heard the Planning & Building Standards Manager, the Team Leader (Development Management) and the Manager of Roads and Transport in further explanation of the report and in answer to Members' questions, the Committee agreed to grant full planning permission for application DC13/166 and listed building consent for Application DC14/247 subject to the conditions specified within the report, details of which are contained within Appendix 2 hereto.

Note:- Councillors McGlinchey and Mooney arrived at this point in the meeting.

- (c) **DC14/191 - Erection of residential development comprising 11 houses, 44 flats and associated works including landscaping, parking and road improvements at the former Kippen Dairy site, Main Street, Alexandria by Caledonia Housing Association.**

Having heard the Planning & Building Standards Manager in further explanation of the report, the Committee agreed:-

- (1) that it is minded to grant full planning permission;
- (2) to delegate authority to the Planning & Building Standards Manager to issue the decision subject to the conditions specified within the report, details of which are contained within Appendix 3 hereto, and to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure the payment of a developer contribution towards an equipped children's play area and parks, sports pitches and greenspace provision; and

- (3) that additional conditions be added, in consultation with the Roads Section, to address issues regarding parking, junction design, visibility splays and construction standards.

- (d) **DC14/230 - Mixed use commercial development comprising class 4 business uses and roadside services incorporating visitor/tourist facility, hotel pub/restaurant and petrol filling station (permission in principle) (amendment to Condition 1 of permission DC11/189) at Land Between A82 and Stirling Road, Dumbarton by Walker Group (Scotland) Ltd.**

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 and to a direction specifying that applications for approval of matters specified in conditions must be made within 5 years of the date of permission.

#### **PROPOSED CHARGING FOR STREET NAME AND NUMBERING**

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking approval to introduce a scale of charges for the street naming and numbering service.

Having heard the Planning & Building Standards Manager and the Technical Support Co-ordinator in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) that the scale of charges outlined in Section 4.2 of the report be implemented; and
- (2) that the current Street Naming and Street Numbering policies be amended to reflect the charges agreed.

#### **NEW STREET NAMES FOR NEW CARE HOME DEVELOPMENT SITE AT HEATHER AVENUE, ALEXANDRIA**

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking approval to allocate street names for the new Care Home development.

The Committee agreed that Charleston Way, Charleston Drive and Charleston Place be the preferred street names for the new Care Home development site at Heather Avenue, Alexandria.

## **RECEIPT OF APPEAL AGAINST THE REFUSAL OF APPLICATION DC14/167**

A report was submitted by the Executive Director of Infrastructure and Regeneration advising of the receipt of an appeal against refusal of application DC14/167 for the sub-division of existing retail unit and change of use to betting office and installation of shopfront at 18 Britannia Way, Clydebank.

Following discussion, the Committee agreed to note the receipt of the appeal.

## **PLANNING APPLICATION**

A report was submitted by the Executive Director of Infrastructure and Regeneration in respect of the following planning application.

### **New Application:-**

- (a) **DC14/180 - New Leisure Centre over 4 floors comprising 25 metre pool, teaching pool, leisure pool, cafe, sports hall, fitness suite and ancillary spaces at Aurora Avenue and Ossian Way, Queens Quay, Clydebank by West Dunbartonshire Council.**

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

The Planning & Building Standards Manager advised that five late representations had been received from Dalmuir Bowling Club, Goldenhill Bowling Club, Old Kilpatrick Bowling Club, Parkhall, North Kilbowie and Central Community Council and Clydebank East Community Council and that a petition with 220 signatures had also been received from Clydebank Indoor Bowling Club.

The Planning & Building Standards Manager advised that the issues raised within the late representations were:- that “like for like” is not being built; the leisure centre will not have an indoor bowling facility; the location is inconvenient for access; there is an opportunity to restore the existing Playdrome facility which would encourage the use of existing town centre facilities; and the new leisure facility is being designed down to match or fit into a small area of land.

The Planning & Building Standards Manager also referred to a further letter which had been received from the Solicitors representing West College Scotland. The letter states that they still have concerns regarding the adverse impact the construction works will have during exam times and have suggested an alternative condition to Condition 15. The Planning & Building Standards Manager informed the Committee that the matters raised by the College can be addressed by strengthening of Conditions 15 and 23 and also through the construction contract.

The Planning & Building Standards Manager advised that in terms of car parking the College had stated that they would endorse a joint approach to developing a parking management strategy and access strategy. They were also keen to work with the Council in encouraging bus operators to service the area and would support the provision of funds by the developer to mitigate the impact of the development and in order to encourage use of the public transport infrastructure. However the Planning & Building Standards Manager advised that the scale of the development is such that it would be unreasonable to require such a contribution.

The Committee then agreed that copies of the late representations be circulated to those present.

The Planning & Building Standards Manager and the Legal Officer were then heard in further explanation of the report and in answer to Members' questions.

The Chair, Councillor O'Neill invited Mr Etherington, representing Clydebank Indoor Bowling Club; Mr Joe Hendrie representing Clydebank East Community Council; Mr Gilbert Howatson, representing Parkhall, North Kilbowie & Central Community Council and the West Dunbartonshire Community Council Forum and Mr Jim Brown representing Old Kilpatrick Bowling Club to address the Committee. They made their views on the application known.

The Chair then invited Mr Ronald Dinnie, Head of Neighbourhood Services and Mr Gareth McKnight, Kennedy Fitzgerald Architects to address the Committee. Mr McKnight gave a presentation and spoke in support of the application. Mr Dinnie and Mr McKnight were also heard in answer to Members' questions.

The Manager of Roads and Transport was then heard in answer to Members' questions.

Councillor O'Neill, seconded by Councillor McColl moved that:-

The Committee agree to refer the application to full Council with a recommendation that it be approved, subject to the conditions specified within the report, as detailed within appendix 5 hereto and subject to the conclusion of statutory notification to the Scottish Ministers.

Following discussion and having heard the Planning & Building Standards Manager and the Legal Officer in further clarification and in answer to Members' questions, Councillor Agnew, seconded by Councillor Mooney moved that:-

The Committee agree:-

- (1) to refer the application to full Council with a recommendation that it be approved, subject to the conditions specified within the

report, as detailed within appendix 5 hereto and subject to the conclusion of statutory notification to the Scottish Ministers; and

- (2) that a further condition be added to ensure that the new leisure centre provides a facility for indoor bowling.

Having heard the Chair, Councillor O'Neill, the Committee agreed to adjourn for a period of 5 minutes.

The meeting reconvened at 12.34 p.m. with all those Members shown on the sederunt in attendance.

The Planning & Building Standards Manager was then heard in further clarification of the report and in answer to Members' questions.

On a vote being taken, 2 Members voted for the amendment and 5 for the motion which was accordingly declared carried.

The meeting closed at 1.05 p.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 24 NOVEMBER 2014

- Present:** Councillors Denis Agnew (DC14/196 only), and John Mooney.
- Attending:** Pamela Clifford, Planning and Building Standards Manager,  
Keith Bathgate, Development Management Team Leader.
- Apologies:** Councillor Jim Finn, Jonathan McColl, Lawrence O'Neill and Tommy Rainey.

SITE VISIT

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

(a) Dunira House, 18 Overton Road, Clydebank

DC14/196 – Subdivision of existing dwellinghouse and erection of 1½ storey dwellinghouse (PPP) at Dunira House, 18 Overton Road, Clydebank by Mr Rafter.

(b) Crosslet House, Argyll Avenue, Dumbarton

DC14/184 – Demolition of Crosslet House and erection of 84 bed care home and day care facility and associated works by West Dunbartonshire Council.

## **APPENDIX 2**

**DC13/166 - Change of use from public house to restaurant and associated works including the installation of an external flue at 127 College Street, Dumbarton by Mr Santokh Singh and DC14/247 - Installation of galvanised steel external flue (Listed Building Consent) at 127 College Street, Dumbarton by Mr Santokh Singh.**

### **DC13/166 - Permission GRANTED subject to the following conditions:-**

1. Prior to the commencement of development, technical specification for the proposed extraction ventilation system shall be submitted to and approved in writing by the Planning Authority. The submitted details shall include the noise output and filter system, and shall be of a specification sufficient to prevent cooking odours or noise affecting the residents of adjoining properties. The approved flue system/extraction system shall be implemented prior to the premises being brought into use and shall thereafter be maintained in accordance with the approved details.
2. Prior to the commencement of development, details of an adequate sized grease trap shall be submitted to and approved in writing by the Planning Authority and shall be implemented prior to the premises being brought into use and thereafter maintained in accordance with the approved details.
3. The premises will be used solely for the purpose of a restaurant, as defined within Class 3 of the Town & Country Planning (Use Classes) (Scotland) Order 1997 and the development hereby approved does not include a hot-food take away element.
4. Prior to the commencement of development, exact details of the bin storage arrangements shall be submitted and approved in writing by the Planning Authority and thereafter implemented prior to the premises being brought into use.
5. In the event of the flue becoming redundant it shall be removed from the building, and external fixing locations shall then be restored to their previous condition.

### **DC14/247 - Permission GRANTED subject to the following conditions:-**

1. Any masonry repairs required as a result of the installation of the flue shall be undertaken in lime mortar.
2. Any fixings to the external masonry shall be non-ferrous or stainless steel.
3. In the event of the flue becoming redundant it shall be removed from the building, and external fixing locations shall then be restored to their previous condition.



**DC14/191 - Erection of residential development comprising 11 houses, 44 flats and associated works including landscaping, parking and road improvements at the former Kippen Dairy site, Main Street, Alexandria by Caledonia Housing Association.**

**MINDED to GRANT permission 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. 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.
4. Prior to the commencement of development details of the design and location of the bin stores, street furniture and lighting shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved prior to the occupation of the approved properties.
5. No unit shall be occupied until the vehicle parking spaces associated with that unit have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.
6. 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. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be implemented prior to the occupation of the first property.
7. A landscaping scheme for the site including the amenity and civic areas 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 occupation of the first property. The landscaping shall thereafter be maintained in accordance with these details.
8. 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, pets, service lines and pipes;
    - ground waters and surface waters.
  - (c) an appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
9. 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.
10. 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.
11. A monitoring and maintenance scheme for the long term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within a timescale agreed with the Planning Authority. 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 in writing by the Planning Authority.
12. 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.

13. 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 by 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.

**DC14/230 - Mixed use commercial development comprising class 4 business uses and roadside services incorporating visitor/tourist facility, hotel pub/restaurant and petrol filling station (permission in principle) (amendment to Condition 1 of permission DC11/189) at Land Between A82 And Stirling Road, Dumbarton by Walker Group (Scotland) Ltd.**

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

1. No development shall commence until such time as approval of the detailed design of the development (hereinafter called “the matters referred to in conditions”) has been granted by the Local Planning Authority. Any application for approval of matters specified in conditions shall accord with the requirements of the masterplan approved under consent no. DC04-546 and 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 and the extent of any land raising or underbuilding involved. The levels shall clearly relate to a fixed datum point on the site, which shall be clearly identified on the submitted plans.
  - (d) Details of external finishing materials
  - (e) Details of the means of drainage and sewage disposal
2. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved in writing by the Planning Authority before development commences on site. 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 the extent of any areas of earthmounding, and shall ensure:-
  - (a) completion of the scheme during the next planting season 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. 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.

3. At the same time as the submission of the matters specified in conditions, full details of all hard surfacing to be provided on the relevant parts of the site shall be submitted for the further written approval of the Planning Authority and implemented as approved.
4. At the same time as the submission of the matters specified in conditions, full details of the design and location of all fences and walls to be erected on the relevant parts of the site shall be submitted for the further written approval of the Planning Authority and implemented as approved.
5. At the same time as the submission of the matters specified in conditions, details of a sustainable urban drainage system for the relevant parts of the site shall be submitted for the further written approval of the Planning Authority and implemented as approved.
6. 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.
7. Prior to the start of any construction works on the undeveloped parts of the site, a survey shall take place for the presence of bats. This shall be carried out at the appropriate season (March to July) using suitably experienced surveyors. The results of the survey shall be submitted for the further written approval of the Planning Authority in conjunction with Scottish Natural Heritage. Should bats or a bat roost be identified which is likely to be affected by the development, Scottish Natural Heritage shall be contacted in order to advise on any requirements to apply for licences for work to take place.
8. Prior to the start of any construction works on the land west of the A813, a survey shall take place for the presence of otters. The results of the survey shall be submitted for the further written approval of the Planning Authority in conjunction with Scottish Natural Heritage. Should otters or their places of shelter be identified in the site then Scottish Natural Heritage shall be contacted in order to advise on any requirements to apply for licences for work to take place. The buffer zone previously approved under consent no.DC04/546 and formed between the edge of the site and the Murroch Burn, shall be maintained as approved.
9. The total gross floor area of Class 4 development shall not exceed 28,800 square metres.
10. The Travel Plan previously agreed under consent no. DC04/546 shall be implemented as approved unless otherwise agreed with the Planning Authority.

**DC14/180 - New Leisure Centre over 4 floors comprising 25 metre pool, teaching pool, leisure pool, cafe, sports hall, fitness suite and ancillary spaces at Aurora Avenue and Ossian Way, Queens Quay, Clydebank by West Dunbartonshire Council.**

**Recommend GRANTING permission 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 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.
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. 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 occupation of the building. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.
5. For the avoidance of doubt the area marked "community flexible space" on Drawing No. 3749-0022 shall only be used for uses in connection with Class 11 (Assembly and Leisure) of the Town and Country Planning (Scotland)(Use Classes) Order 1997.
6. No development shall commence until such time as details of the car parking arrangements for the leisure centre and adjacent uses, including the management of these spaces, has been submitted to and agreed in writing by the Planning Authority. Parking shall thereafter be managed in accordance with the approved scheme unless otherwise approved by the Planning Authority.
7. Development 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 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 management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' available from:  
<http://www.aoa.org.uk/operations-safety>

The Bird Hazard Management 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 shall take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport Authority.

8. An up to date appraisal of remedial options, including a detailed remediation scheme based on the preferred options should be provided prior to work commencing on site. This shall be prepared by a suitably qualified person and shall also include specific details relating to the current gas regime on site and the proposals to remove made ground and install a fully tanked basement and active air extraction system.
9. 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.
10. 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 Local Planning Authority.
11. 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.
12. 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 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.

13. 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 prior to development.
14. During the period of construction, all piling works, and all other 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
15. Prior to work commencing on site, full details of the phasing of the construction works shall be submitted for the further approval of the Planning Authority. These details shall include consideration of the impact of the works during sensitive exam periods at the adjacent college, and what mitigation measures might be employed to reduce any adverse noise impacts.
16. 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.
17. Unless otherwise approved in writing by the Local 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.



18. 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 19. 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.
20. Prior to the commencement of development on site an air quality impact assessment in accordance with the Environmental Protection UK guidance document "Development Control: Planning for Air Quality 2006" and the 2010 update, shall be submitted to and approved by the Planning Authority. The findings of the assessment shall be implemented prior to the development commencing on site or within a timescale agreed by the Planning Authority.
21. 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 floodlights have been submitted to and approved in writing by the Planning Authority. The floodlights 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.
22. Prior to work commencing on site, full details of the upgrade to the Cart Street/A814 Glasgow Road junction, identified in the Transport Assessment (section 6.5), shall be submitted for the further approval of the Planning Authority with the work to be completed prior to the use of the leisure centre hereby approved.
23. Wheel washing facilities must be available on-site throughout the construction phase and used by vehicles entering and leaving the site to ensure that no debris is carried onto the public road and footway.