

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chamber, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 22 June 2016 at 2.35 p.m.

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

Attending: Pamela Clifford, Planning and Building Standards Manager; Alan Williamson, Team Leader – Forward Planning; Keith Bathgate, Team Leader, Development Management; Karen McChesney, Lead Planning Officer; Raymond Walsh, Network Services Co-ordinator; Nigel Ettles, Section Head - Litigation and Nuala Quinn-Ross, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Provost Douglas McAllister and Councillor Jim Finn.

Councillor Lawrence O'Neill in the Chair

DECLARATIONS OF INTEREST

Councillors Patrick McGlinchey and Tommy Rainey declared a non-financial interest in the item under the heading 'DC15/043 – Erection of residential development and associated roads and landscaping at Lomondgate Area 5, Land to south of A82 and north of Dumbarton golf course, Dumbarton by Taylor Wimpey West Scotland & Walker Group', being a member and a substitute member respectively of the Strathleven Regeneration Board and advised that they would leave the meeting during discussion of this item.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 27 April 2016 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 25 April 2016, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

A report was submitted by the Strategic Lead - Regulatory in respect of the following planning applications.

New Applications:-

- (a) **DC16/022 - Residential development with associated access, open space and landscaping etc. on land opposite Strathleven Park Estate, Stirling Road, Bonhill, Alexandria by BDW Trading Ltd.**

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

Mr Barry Douglas, representing the applicant, was in attendance. The Committee had no questions for him.

After discussion and having heard the Planning & Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed that the application be referred to full Council for determination, with a recommendation that it be approved subject to:-

- (1) the conditions set out in Section 9 of the report, as detailed within Appendix 2 herewith; and
- (2) the satisfactory conclusion of a legal agreement or other suitable mechanism to secure the payment of a financial contribution to Loch Lomond Rugby Club which had now been confirmed as £40,000.

Note:- Councillors McGlinchey and Rainey left the meeting.

- (b) **DC15/043 - Erection of residential development and associated roads and landscaping at Lomondgate Area 5, Land to south of A82 and north of Dumbarton golf course, Dumbarton by Taylor Wimpey West Scotland & Walker Group.**

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

The Planning & Building Standards Manager was heard in further explanation of the report.

Thereafter, the Committee agreed that the application be referred to full Council for determination, with a recommendation that it be approved subject to:-

- (1) the conditions set out in Section 9 of the report, as detailed within Appendix 3 herewith; and
- (2) the satisfactory conclusion of statutory notification to the Scottish Ministers.

Note:- Councillors McGlinchey and Rainey returned to the meeting at this point.

(c) DC16/039 - Redevelopment of existing sports building and pitches including community gardens, allotments and extended parking provision at Dean Street, Clydebank by Clydebank Community Sports Hub.

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

The Planning & Building Standards Manager was heard in further explanation of the report.

Note:- At this point in the meeting Councillor McGlinchey declared a non-financial interest in this item of business, being the Chair of the Infrastructure, Regeneration and Economic Development Committee and left the meeting.

The Chair invited Mr Tony Coultas, local resident to address the Committee. Mr Coultas made his views on the application known and was heard in answer to Members' questions.

Note:- At this point in the meeting Councillor Mooney declared a non-financial interest in this item of business, being a Member of Clydebank Housing Association who had submitted a representation on this application, he thereafter left the meeting.

The Chair then invited Mr Marc Kilkenny, Architect and Mr Garry Murphy, representing the applicant to give a presentation on the application. Mr Kilkenny and Mr Murphy were heard in support of the application and in answer to Members' questions.

After discussion and having heard the Planning & Building Standards Manager in further explanation of the report and in answer to Members' questions, Councillor O'Neill, seconded by Councillor Sorrell, moved:-

That Committee agree to grant planning permission, subject to the conditions set out within the report, as detailed within Appendix 4 herewith.

As an amendment, Councillor Agnew, seconded by Councillor Casey, moved:-

That the Committee refuse planning permission on the grounds of loss of amenity.

On a vote being taken, 2 Members voted for the amendment and 4 Members voted for the motion. The motion was accordingly declared carried.

The Committee noted that the applicant's compliance with the conditions would be monitored and any breach of the conditions which could require enforcement would be reported to the Committee. In terms of Condition 13 and the required Management Plan, it was agreed that the surrounding community would be consulted on it and it shall include details of management of traffic and signage.

ADJOURNMENT

Having heard the Chair, Councillor O'Neill, the Committee agreed to adjourn at this point in the meeting for a short period.

The meeting reconvened at 4.30 p.m. with all those named on the Sederunt present.

- (d) DC15/258 - Part change of use of farmland/buildings to storage of caravans/leisure vehicles, vehicle repair and steel fabrication (retrospective) at Overton Farm, Overton Road, Alexandria by Muirheads Dairy.**

The Chair advised that the report would not be considered at this time.

- (e) DC15/270 - Mixed use development for retail, commercial, leisure and residential uses, including improvement to public realm, pedestrian and vehicular access, road infrastructure, woodland management, water space strategy, car parking and associated landscaping at Bowling Basin, Bowling by Scottish Canals.**

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

The Planning & Building Standards Manager was heard in further explanation of the report.

The Chair invited Mr Ian McBride, Chairperson for Bowling and Milton Community Council to address the Committee. Mr McBride advised the Committee of the Community Council's position with regards to the application and was heard in answer to Members' questions.

Following discussion, the Committee agreed to grant planning permission in principle subject to the conditions set out within Section 9 of the report, as detailed within Appendix 5, herewith.

(f) DC16/079 - Change of Use from Vacant Industrial Unit to Children`s Soft Play Area at Unit 2, Bleasdale Court, 2 South Avenue, Clydebank Business Park by Neil Halls.

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

The Planning & Building Standards Manager advised that 18 letters of support had been received since the issue of the report. The Committee agreed that they would accept the late letters of support and the Planning & Building Standards Manager provided a summary of their content.

The Planning & Building Standards Manager and the Team Leader – Forward Planning were heard in further explanation of the report and in answer to Members’ questions.

The Chair invited Mr Szuster, objector, to address the Committee. Mr Szuster made his views on the application known and was heard in answer to Members’ questions.

The Chair then invited Ms Allie Arthur, agent and Mr Neil Halls, the applicant to address the Committee. Ms Arthur and Mr Halls were heard in further explanation of the application and in support of it. They were also heard in answer to Members’ questions.

The Network Services Co-ordinator was heard in clarification of the Councils’ Roads Departments’ response to the application as detailed within the report, and in answer to Members’ questions.

Following discussion and having heard the Planning and Building Standards Manager in answer to Members’ questions, Councillor O’Neill, seconded by Councillor Casey, moved:-

That the Committee refuse planning permission for the reasons set out within Section 9 of the report.

As an amendment, Councillor Agnew moved:-

That the Committee grant planning permission. Policy LE1 allows for the reuse of existing industrial or business class sites for suitable alternative uses where this can be justified. If planning permission were to be refused, there would be a significant loss of employment.

Councillor McColl asked Councillor Agnew if he would accept the following addendum to his motion:-

- (1) that the application would be subject to a standard set of conditions to be drawn up by planning officers;
- (2) that further conditions be requiring overflow car parking;
- (3) that the overflow car park referred to by the applicant have suitable access and signage arrangements put in place; and
- (4) that a pedestrian crossing and appropriate traffic calming measures be put in place.

Councillor Agnew confirmed that he was happy to accept Councillor McColl's addendum.

Following further discussion the Planning & Building Standards Manager and the Section Head – Litigation were heard in answer to Members' questions.

On a vote being taken, 5 Members voted for the amendment and 3 Members voted for the motion. The amendment was accordingly declared carried.

Note:- Councillor Mooney left at this point in the meeting.

KIRKTONHILL CONSERVATION AREA APPRAISAL

A report was submitted by the Strategic Lead - Regulatory advising on the preparation of a conservation area appraisal for Kirktonhill Conservation Area in Dumbarton and seeking approval to undertake public consultation on the appraisal.

The Committee agreed:-

- (1) to note the preparation of a conservation area appraisal for Kirktonhill Conservation Area, as detailed within Appendix 1 to the report; and
- (2) that the conservation area appraisal be published for consultation.

DRAFT SUPPLEMENTARY GUIDANCE ON RENEWABLE ENERGY

A report was submitted by the Strategic Lead – Regulatory seeking approval of the Draft Supplementary Guidance on Renewable Energy, detailed within Appendix 1 to the report, and agreement to undertake consultation on the draft guidance.

The Committee agreed:-

- (1) to approve Appendix 1 of the report as Draft Supplementary Guidance on Renewable; and

- (2) that the Draft Supplementary Guidance on Renewable Energy be published for consultation.

The meeting closed at 6.24 p.m.

PLANNING COMMITTEE

NOTE OF VISITATION – 25 APRIL 2016

Present: Councillors Denis Agnew and John Mooney

Attending: Pamela Clifford, Planning and Building Standards Manager

Apologies: Councillors Gail Casey and Jim Finn

SITE VISIT

A site visit was undertaken in connection with the undernoted planning application:-

a) 9 Second Avenue, Clydebank

DC16/030 - Change of use from vacant office unit to hot food takeaway at 9 Second Avenue, Clydebank by Mohammed Ashad.

APPENDIX 2

DC16/022 - Residential development with associated access, open space and landscaping etc. on land opposite Strathleven Park Estate, Stirling Road, Bonhill, Alexandria by BDW Trading Ltd.

1. Prior to the commencement of development on site, a phasing plan of how the development will be implemented shall be submitted for the written approval of the Planning Authority. Thereafter the development shall be completed in accordance with the approved phasing plan.
2. No house shall be occupied on site until a scheme for the provision of affordable housing for rent has been submitted for the written approval of the Planning Authority. This scheme shall:
 - (a) Provide that 8 of the approved dwellings are affordable houses available for rent; and
 - (b) Provide details of the timing of their provision relative to the phasing of the development. Thereafter, the development shall be completed in accordance with the approved scheme and the approved phasing plan.
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 development on site, 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 development on site , 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. Prior to the commencement of development on site 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 in accordance with the approved phasing plan.
7. No houses shall be occupied until the vehicle parking spaces associated with that house have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.
8. 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 in accordance with the approved details and the approved phasing plan.

9. A landscaping and open space scheme for the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented as per the agreed phasing plan. The landscaping scheme shall include suitable replacement trees for the mature trees that are to be removed. The landscaping shall thereafter be completed in accordance with the approved phasing plan and maintained in accordance with these details.
10. 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; and
 - ground waters and surface waters.
 - (c) an appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
11. 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.
12. 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.

13. A monitoring and maintenance scheme to include the long term effectiveness of the proposed remediation over a period of years determined by the scheme shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within the 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 by the Planning Authority.
14. 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.
15. 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. The 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.
16. No commercial vehicle making deliveries to or collecting material from the development site shall enter or leave the site before 8am or after 6pm.
17. During the period of construction, all works (including piling) 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.
18. 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 shall be 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.

19. All plant or machinery being used on site shall be enclosed with sound insulating material in accordance with a scheme which shall be submitted to, and approved in writing by the Planning Authority. The approved sound insulation measures shall thereafter be retained at all times during construction on site.
20. Prior to the commencement of development on site, a noise impact assessment shall be submitted to and approved in writing by the Planning Authority to determine the noise impact and where potential noise disturbance is identified and it shall include a scheme for protecting the proposed houses from road traffic noise. The approved scheme for the mitigation of noise shall be implemented prior to the occupation of the first house and thereafter it shall be retained and maintained in accordance with the approved details.
21. Prior to the commencement of development on site, a noise impact assessment shall be submitted to and approved by the Planning Authority to determine the impact of Loch Lomond Rugby Club on the proposed development. The assessment shall identify
 - (a) The maximum rating levels: and
 - (b) The minimum background noise level to which any part of the development will be exposed.

The approved scheme for the mitigation of noise shall be implemented prior to the occupation of the first house and thereafter it shall be retained and maintained in accordance with the approved details.

22. Prior to the commencement of development on site, detailed plans showing the re-location of the bus lay-by on the east side of Stirling Road shall be submitted to and approved by the Planning Authority. The bus lay-by shall thereafter be relocated in accordance with the approved details and the approved phasing plan.
23. Prior to the commencement of development on site, detailed plans showing the location of a pedestrian crossing on Stirling Road shall be submitted to and approved by for the Planning Authority. The pedestrian crossing shall be constructed in accordance with the approved details and the approved phasing plan.
24. Prior to the commencement of development on site, detailed plans showing a cycle/footpath on the east side of Stirling Road shall be submitted to and approved by the Planning Authority. The cycle/footpath shall be constructed in accordance with the approved details and the approved phasing plan.
25. Prior to the commencement of development on site, a report addressing the provision of recreational access into the adjacent woodland shall be submitted

for the written approval of the Planning Authority. The agreed recommendations contained within the report shall thereafter be implemented in accordance with the approved phasing plan.

26. Prior to the commencement of development on site, a nesting bird survey, bat survey, badger survey and otter survey shall be submitted for the written approval of the Planning Authority. The recommendations contained within the reports shall thereafter be implemented approved within a timescale to be agreed with the Planning Authority.
27. Prior to the commencement of development on site, details of the final location, design and maintenance arrangements for the proposed steps that are to be installed on site shall be submitted for the written approval of the Planning Authority and thereafter shall be constructed in accordance with the approved details and the approved phasing plan.
28. Prior to the commencement of development on site, details of and material which requires to be imported onto the site shall be submitted for the written approval of the Planning Authority and thereafter the development shall be completed in accordance with the ground levels shown on Drawing No(s). 121 Rev. D, 124 & 101 Rev. H.
29. Prior to the commencement of development, details of the design and location of the play areas and play equipment shall be submitted for the further written approval of the Planning Authority and thereafter implemented in accordance with the approved details and the approved phasing plan.

DC15/043 - Erection of residential development and associated roads and landscaping at Lomondgate Area 5, Land to south of A82 and north of Dumbarton golf course, Dumbarton by Taylor Wimpey West Scotland & Walker Group.

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. With regard to driveways and private parking spaces, these shall be surfaced using permeable materials.
3. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site, including a 2.2 metre high acoustic fence to be erected along the rear boundaries of plot numbers 113 to 130 and the north-facing side boundary of plot number 110, shall be submitted for the further written approval of the Planning Authority and shall be implemented prior to the occupation of the houses to which they relate.
4. Prior to the commencement of works details of the design and location of all street furniture including lighting shall be submitted for the further written approval of the Planning Authority, in consultation with Transport Scotland, and thereafter implemented prior to the occupation of any houses.
5. Prior to the commencement of works, a phasing plan of the development shall be submitted for the further written approval of the Planning Authority. The plan shall include details of the phasing of the houses, the roads infrastructure, amenity open space and landscaping area and shall be implemented as approved.
6. Prior to the commencement of works, a landscaping scheme for the entire development, including the formal landscaping to be provided within and around the edges of the residential part of the site, as well as the enhancements to be made on the nondevelopable part of the site shall be submitted for the further written approval of the Planning Authority and implemented in accordance with the phasing plan. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.
7. Drainage of the site shall be in accordance with drawing number E002. All surface water shall drain into the existing SUDS pond to the west of the site.
8. The development shall be constructed in accordance with the ground levels shown on drawing number E003 Rev D and the minimum finished floor level of all buildings shall be 5.4m AOD. Any alterations to these levels shall be agreed in writing with the Planning Authority.

9. No development (other than investigative works) shall commence on site until further details relating to changes in site levels (from existing to final) shall be submitted to and approved by the Planning Authority. The submitted details shall include an assessment which will demonstrate how any risk from existing site conditions to future site users is mitigated. The approved details and measures shall be implemented prior to the occupation of any house and maintained thereafter
10. 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 summarise all the measures previously agreed 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 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.
11. Prior to the importation of any material onto the site, details of the source of the material and associated test results to demonstrate its suitability for use shall be submitted to and approved by the Planning Authority. In addition to this and in accordance with BS3882:2015, the material shall be free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils.
12. Prior to installation of any of the proposed gas measures, details (including qualifications) of both the installer and verifier shall be submitted to and approved in writing by the Planning Authority. Any changes in the approved installer and verifier shall be notified immediately to the Planning Authority for their approval.
13. Notwithstanding the submitted details a validation report on the installed ground gas protection measures for each individual plot shall be submitted to and approved by the Planning Authority within 5 working days following verification of the gas protection measures and prior to any further construction works being undertaken on the respective plots.
14. Remediation of the site shall be carried out in accordance with the approved remediation scheme. Any amendments to the approved remediation scheme shall be immediately submitted to and approved in writing by the Planning Authority and implemented as approved.
15. On completion of the remediation works a completion report shall be submitted to and approved by the Planning Authority. This report shall demonstrate that the works have been carried out in accordance with the approved remediation plan.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), or any order replacing or re-enacting it, no development under Classes 1A to 1C or 3A to 3D shall take place within the curtilage of all plots without an express grant of planning permission. Any future owner of these plots shall be made aware of the terms of this condition and it shall be contained within the title deeds of the retrospective plots.
17. 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. The 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.
18. 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.
19. 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, and any piling works shall be carried out between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.
20. No commercial vehicle making deliveries to or collecting material from the development site shall enter or leave the site before 8am or after 6pm.
21. 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 shall be 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.
22. Prior to the commencement of works, details of the design and siting of a fence to be erected between the site boundary and the A82 shall be submitted for the further written approval of the Planning Authority and implemented prior to the occupation of any houses. No direct access, either pedestrian or vehicular shall be formed from the site to the A82 trunk road at any time without application for planning permission.

23. Notwithstanding the submitted details, and prior to the commencement of development on site, any windows within the north facing facades of plots 110 to 120 and the north-west facing facades of plots 121 to 130 shall be fitted with uprated acoustic glazing prior to their occupation of these retrospective houses. Details of the glazing type shall be submitted for the further written approval of the Planning Authority.
24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), or any order replacing or re-enacting it, integral and detached garages granted under this consent shall not be converted into habitable rooms without an express grant of planning permission and any future owner of these plots shall be made aware of the terms of this condition and it shall be contained within the title deeds of the retrospective plots

DC16/039 - Redevelopment of existing sports building and pitches including community gardens, allotments and extended parking provision at Dean Street, Clydebank by Clydebank Community Sports Hub.

Permission was GRANTED 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. The noise attenuation scheme detailed in the Noise Impact Assessment (RMP, Feb 2016) shall be implemented prior to any use commencing on the site and thereafter the site shall be operated in this manner unless otherwise approved in writing by the Planning Authority. The applicant shall demonstrate, on occupation of the building, that all noise mitigation measures described in the above report have been implemented, and that the premises can be operated without causing noise nuisance to the nearest noise sensitive receptors.
5. No works shall take place on the building hereby approved until such time as details of noise attenuation/soundproofing works for the proposed ventilation system have been submitted to and approved in writing by the Planning Authority. These works shall be designed so as to minimise noise nuisance affecting nearby properties. The approved noise attenuation/soundproofing measures shall be implemented prior to the building being brought into use and shall thereafter be retained in accordance with the approved scheme.
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:

Monday to Fridays: 0800-1800

Saturdays: 0800-1300

Sundays and public holidays: No working

7. The area set aside for allotment use shall only be formed using raised beds and imported clean topsoil unless a site investigation report is submitted which demonstrates the area is suitable for this end use. The site investigation should be prepared by a suitably qualified person which considers the nature of the soil on the allotment site and shall include:
 - (a) a detailed site investigation identifying the extent, scale and nature of contamination on the site;
 - (b) an assessment of the potential risks (where applicable) to human health; and
 - (c) an appraisal of remedial options.
8. No development shall take place on site until such times as details (including specific luminaire and lamp type; beam control; wattage; the use of reflectors; baffles; louvres; 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.
9. The floodlights shall not be in operation after 9pm (Sunday to Saturday) without the prior written approval of the Planning Authority.
10. No works shall take place on the building hereby approved until details of the flue system/extraction system are 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 commencing on site and shall be maintained thereafter.
11. The new 3G pitch shall be surfaced with a synthetic surface that will be designed and constructed by a recognised specialist pitch contractor(s) (e.g. The Sports and Play Construction Association registered). Details of the contractor(s) and pitch specification shall be submitted for the written approval of the Planning Authority prior to the commencement of development on the approved pitches.
12. Prior to the occupation of the building hereby approved the car parking spaces shown on the approved drawings D(--) 011 Rev D shall be constructed, surfaced and delineated on the site.
13. Prior to the occupation of the building hereby approved a Management Plan detailing the management of the facilities within and outwith the building to reduce disturbance and anti-social behaviour shall be submitted for the further approval of the Planning Authority and implemented as approved.

DC15/270 - Mixed use development for retail, commercial, leisure and residential uses, including improvement to public realm, pedestrian and vehicular access, road infrastructure, woodland management, water space strategy, car parking and associated landscaping at Bowling Basin, Bowling by Scottish Canals.

Permission in Principle was GRANTED subject to the following conditions:-

1. Prior to commencement of development on site approval of matters specified in conditions shall be obtained from the Planning Authority. Applications shall include:
 - (a) site layout plans showing the position of all buildings, roads, footpaths, parking areas, walls, fences and landscaping;
 - (b) block and layout plans and elevations of each building, showing dimensions and palettes of external materials;
 - (c) landscaping plans showing the location and species of all trees to be felled and the proposed trees, shrubs, hedges and palettes of hard landscaping materials;
 - (d) block and elevation plans of the proposed new access bridge including any alterations to the canal structure; and
 - (e) details of existing and proposed ground levels, and finished floor levels, relating to a clearly identified fixed datum point.
2. As part of any application(s) for the approval of matters specified in conditions:
 - (a) any residential development of more than 6 dwellings must be served by a public road conforming to the principles set out in the Scottish Government policy document “Designing Streets”;
 - (b) each residential unit shall be provided with a secure covered cycle storage facility at ground floor level;
 - (c) cycle parking for non-residential uses should conform to “Cycling by Design 2010”; and
 - (d) car parking provision should conform to the Councils Parking Standards with any departure justified by a Transportation Assessment.
3. The number of dwelling units consented for the site is 75 units. If this number is exceeded the further agreement of the Planning Authority will be required.

4. As part of any application(s) for the approval of matters specified in conditions for the linear park, proposals shall be submitted which demonstrate how the National Cycle Network 7 can be diverted away from the internal access road and onto the swing bridge, passing over the canal and railway track, and connecting with the route as it runs parallel to the north of the A814.
5. As part of any application(s) for the approval of matters specified in conditions, a detailed report on the nature and extent of any contamination of the site shall be 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.
6. 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.
7. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required carrying 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 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.
9. As part of any application(s) for the approval of matters specified in conditions, 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 SUDS shall thereafter be formed and maintained on site in accordance with the approved details.
10. As part of any application(s) for the approval of matters specified in conditions, a scheme for the control and mitigation of dust shall be 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.
11. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken.
12. As part of any application(s) for the approval of matters specified in conditions, a Construction and Environmental Management Plan shall be submitted for the further approval of the Planning Authority in consultation with Scottish Natural Heritage. It shall include:
 - (a) detail measures to screen the development in terms of noise and visual disturbance from the Inner Clyde SPA, Ramsar site and SSSI;
 - (b) detail measures to limit pollution to the Inner Clyde SPA, Ramsar site and SSSI;

- (c) identify those works that are likely to have significant potential for visual and noise disturbance, such as piling.

No works which are identified as likely to have a significant potential for visual and/or noise disturbance shall be carried during the main wintering period (mid-September to early April). The Construction and Environmental Management Plan shall be implemented within a timescale agreed with the Planning Authority.

13. As part of any application(s) for the approval of matters specified in conditions, a detailed Recreation and Access Management Plan which details measures to limit potential disturbance to the north shore of the Inner Clyde SPA, Ramsar site and SSSI from increased access to the river shall be submitted for the further approval of the Planning Authority and implemented within a timescale agreed with the Planning Authority.
14. As part of any application(s) for the approval of matters specified in conditions, details of a bat survey to be carried out in relation to roosting bats and bat activity shall be submitted for the further approval of the Planning Authority and implemented within a timescale agreed with the Planning Authority.
15. As part of any application(s) for the approval of matters specified in conditions, details of a revised Extended Phase 1 Habitat Survey to be carried out during April – September in relation to vegetation along the canal, shall be submitted for the further approval of the Planning Authority and implemented within a timescale agreed with the Planning Authority.
16. Where any vegetation removal is undertaken within the bird nesting season (March- August) a suitably qualified ecologist shall inspect the area for the presence of nests up to a maximum of one day prior to removal. Details of the inspection shall be submitted for the further approval of the Planning Authority prior to the work commencing on site.
17. All applications for the approval of matters specified in conditions shall comply with the recommendations of the Bowling Flooding and Erosion Risk Study: Flood Risk Assessment (26 May 2016), that is, land raising of low-lying areas of the site to above the 1 in 200 year plus climate change flood level plus freeboard (set at 5.6m AOD). Full details of the finished floor levels of all new buildings shall be submitted for the further approval of the Planning Authority and shall be implemented in accordance with these details.
18. As part of any application(s) for the approval of matters specified in conditions, details of a signage strategy and on-site design measures to reduce conflicts between vehicles on the road and cyclists and walkers using the core paths shall be submitted for the further consideration of the Planning Authority and shall be implemented as approved subject to agreed timescales.

