

REGULATORY COMMITTEE (PLANNING)

At a meeting of the Regulatory Committee (Planning) held in the Council Chambers, Council Offices, Rosebery Place, Clydebank on Wednesday, 8 January 2003 at 10.00 am.

Present: Councillors Mary Campbell, Linda McColl, Ronnie McColl, Connie O'Sullivan and Iain Robertson.

Attending: Irving Hodgson, Head of Planning and Development; Nigel Ettles, Principal Solicitor; Alasdair Gregor, Planning and Development Manager; Kevin Neeson, Section Head, Planning and Building Control; and Craig Stewart, Administrative Assistant.

Apologies: Apologies for absence were intimated on behalf of Provost Alistair Macdonald and Councillors Duncan McDonald, Ian McDonald and John Syme.

Councillor Iain Robertson in the Chair

NEW YEAR GREETINGS

Before commencing with the business of the meeting, the Convener, Councillor Robertson, wished everyone a Happy New Year.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Committee held on 4 December 2002 were submitted and approved as a correct record.

NOTE OF VISITATION

A Note of Visitation carried out on 3 December 2002, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

Reports were submitted by the Director of Economic, Planning and Environmental Services in respect of various planning applications as detailed below.

(a) DC02/068 – Erection of residential development of 33 units at Argyll Avenue, Dumbarton

Reference was made to the site visit undertaken in respect of this application. The Convener, Councillor Robertson, explained the procedure which the Committee would follow when dealing with this application. The representative of the applicant, Mr Neil Parry, was invited to address the Committee and spoke in support of the application. He then answered questions from Members.

Messrs. Hughes, Murray, Welsh, Adams and Young, objectors to the application who had advised that they wished to address the Committee, were invited to come forward and were given the opportunity to make their views on the application known. After hearing the Planning and Development Manager, the Committee proceeded to debate the matter and, thereafter, it was agreed to continue the application to a future meeting of the Committee in order that further information could be obtained from the Department of Commercial and Technical Services and in order that further discussions could take place between all involved parties, including residents, on the issues raised in relation to this application.

(b) DC02/187 – Extension to Quarry at Dumbuckhill Quarry, Stirling Road, Dumbarton

The Convener, Councillor Robertson, explained the procedure which the Committee would follow when dealing with this application. The representative for the applicant, Mr Glyn Jones, was invited to address the Committee and spoke in support of the application. Mr Jones illustrated on presentation boards the nature of the proposal and copies of the presentation document by Aggregate Industries were handed out for information. He then answered questions from Members. Messrs. Black and Whitton and Ms. Meechie, objectors to the application who had advised that they wished to address the Committee, were invited to come forward and were given the opportunity to make their views on the application known. After hearing the Planning and Development Manager in answer to Members' questions, the Committee indicated that they were minded to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto. It was agreed that the consent notice would be issued under the Director's delegated powers once an appropriate restoration bond had been signed.

(c) DC02/084 – Change of use of shop to carry out/restaurant and alterations to shopfront and repositioning of flue at 147-151 Glasgow Road, Dumbarton

Reference was made to the site visit undertaken in respect of this application. After discussion, the Committee agreed to grant planning permission, contrary to the Director's recommendation, subject to appropriate conditions to be specified by the Director, on the basis that:-

- (1) the carry out facility is related to the long-established restaurant use rather than being a separate entity; and
- (2) there is an existing flue which will be replaced by a new one.

(d) DC02/248 – Part change of use of office to form a therapy/treatment room (retrospective) at 8 Miller Street, Clydebank

Reference was made to the site visit undertaken in respect of the application. After discussion, Councillor Campbell, seconded by Councillor Ronnie McColl, moved:-

That the application be refused, contrary to the recommendation of the Director, on the grounds that the location of the premises and the access arrangements were not suitable for the proposed use.

As an amendment, Councillor O'Sullivan, seconded by Councillor Linda McColl, moved:-

That planning permission be granted for a period of one year subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

On a vote being taken, three Members voted for the amendment and two Members' voted for the motion. The amendment was accordingly declared carried.

(e) DC02/027 – Erection of residential development (42 units) at Park Street, Dumbarton

After discussion and having heard the Planning and Development Manager, the Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(f) DC02/274 – Change of use of printers to dance studio at 27b Kilbowie Road, Clydebank

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

**PLANNING APPEALS – LAND AT BARNHILL ESTATE, MILTON BRAE,
DUMBARTON; ARNOLD CLARK, DUMBARTON ROAD, MILTON; 661
DUMBARTON ROAD, DALMUIR; 120 DUMBARTON ROAD, CLYDEBANK; 582
GLASGOW ROAD, CLYDEBANK; 423 GLASGOW ROAD, CLYDEBANK; AND 493
KILBOWIE ROAD, CLYDEBANK**

A report was submitted by the Director of Economic, Planning and Environmental Services:-

- (a) advising of the decision of the Scottish Executive Inquiry Reporters Unit in respect of:-
 - (i) an appeal against the Enforcement Notice, which was served on 17 May 2002, that sought the removal of the unauthorised telecommunications mast and ancillary development at Barnhill Estate, Milton Brae, Dumbarton;
 - (ii) the refusal, under delegated powers, of express advertisement consent for the display of an additional illuminated free standing totem sign at the Arnold Clark premises, Dumbarton Road, Milton;
 - (iii) the refusal, under delegated powers, of advertisement consent for the display of a double sided hoarding to the front of the cash and carry premises at 661 Dumbarton Road, Dalmuir;
 - (iv) the refusal, under delegated powers, of advertisement consent for the display of the hoardings at 120 Dumbarton Road, Clydebank;
 - (v) the refusal, under delegated powers, of advertisement consent for the display of a hoarding on the gable wall of 582 Glasgow Road, Clydebank; and
 - (vi) the refusal, under delegated powers, of advertisement consent for the display of an advertising display panel at the Esso Filling Station, 423 Glasgow Road, Clydebank; and
- (b) informing of the notification of an appeal to the Scottish Executive Inquiry Reporters Unit in respect of a condition restricting the operating hours of Planning Application DC02/127 – Installation of video dispensing machine to shopfront at 493 Kilbowie Road, Clydebank.

The Committee agreed:-

- (i) to note that all six appeals had been dismissed; and

- (ii) to authorise enforcement action against the unauthorised display panel at 423 Glasgow Road, Clydebank, should this prove necessary.

The meeting closed at 12.07 p.m.

REGULATORY COMMITTEE (PLANNING)

NOTE OF VISITATION - 3 DECEMBER 2002

- Present:** Councillors Mary Campbell, Ronnie McColl, Ian McDonald, Connie O'Sullivan and Iain Robertson.
- Attending:** Alasdair Gregor, Planning and Development Manager and Craig Stewart, Administrative Assistant - Legal and Administrative Services.
- Apology:** An apology for absence was intimated on behalf of Councillor Linda McColl.

SITE VISIT

With reference to the Minutes of Meeting of the Regulatory Committee (Planning) held on 6 November 2002, a site visit was undertaken in connection with the undernoted planning application:-

DC01/221 – Change of use of warehouse to steel stockholding and metal fabrication (retrospective) at 412 Glasgow Road, Clydebank.

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE
REGULATORY COMMITTEE (PLANNING) ON 8 JANUARY 2003**

**DC02/187 – Extension to Quarry at Dumbuckhill Quarry, Stirling Road,
Dumbarton for Aggregate Industries UK Ltd. per Mr G.R. Jones**

**Minded to GRANT permission subject to the following conditions, it being noted
that the consent notice will be issued under the Director's delegated powers once
an appropriate restoration bond had been signed:-**

1. That the excavation works hereby permitted within the area identified on plan reference 4580/R/F/01 as the additional minerals extraction area, shall start within two years of the date of this permission and prior written notice of the start of such works must be given to the Planning Authority no later than 7 days prior to the commencement of quarrying in this area.
2. The development hereby permitted shall enure for a period of 20 years from the date of this approval and at the end of the period of permission, all quarrying operations, including the crushing of rock and the transfer of aggregates from the site, shall cease.
3. The normal daytime operating hours for the quarry are to be 0700 hours to 1900 hours (Monday to Friday), 0700 hours to 1200 hours (noon) on Saturday and not at all on Sundays or Public Holidays and no heavy goods vehicles shall arrive at or leave the site and no operations, including the loading and transportation of minerals or operation of quarry plant, shall take place outside these hours. Permission to operate outside these hours must be agreed in writing with the Planning Authority prior to such operations taking place.
4. Noise attributable to the operators at Dumbuckhill Quarry shall not exceed the daytime limits of 50dBL Aeq 1 hour at Milton House, 49dBL Aeq 1 hour at Lennox Road, 55 dBL Aeq 1 hour at Third Avenue and 53dBL Aeq 1 hour at Barnhill Road, Milton, as specified in Aggregate Industries written statement and to the satisfaction of the Planning Authority.
5. A request for the relaxation of the noise limits identified in condition 3 above must be submitted in writing a minimum of 14 days prior to the commencement of the operations requiring the relaxation and must include time periods and noise limits for the temporary relaxation, all for the consideration and written approval of the Planning Authority.

6. The applicant shall undertake a noise monitoring programme at the locations described in condition 4 above and the frequency and times of such monitoring must be agreed by the Planning Authority and the results shall be submitted in writing to the Planning Authority on a frequency to be agreed with the Authority. For the avoidance of doubt, the noise monitoring shall be carried out in accordance with the methods specified in PAN50: Annex A – The Control of Noise at Surface Mineral Working and in so far as is reasonably practical, the operation shall ensure that the best practice methodologies set out in PAN50 are adopted.
7. At a time to be agreed in writing with the Planning Authority, the operator shall construct a temporary 2 metres high barrier along the south eastern edge of the 148 metres bench level with the barrier having a minimum surface mass of 15 kg/m² and the exact design, position, length and time in place are to be agreed in writing with the Planning Authority, prior to operations starting at this locality within the site.
8. Blasting operations shall be carried out at regular times between 1000 hours and 1600 hours (Monday to Friday) with no blasting permitted at weekends or on public holidays and the quarry operator shall endeavour to ensure that, in so far as is practicable, blasting should be carried out between 1000 hours and 1300 hours.
9. No blasting shall be carried out during temperature inversions and blasting shall be avoided under weather conditions which are likely to direct or focus the blast air overpressure towards noise sensitive properties.
10. Blasting shall only be carried out after suitable audible and visual warnings have been given and, prior to the commencement of operations within the additional minerals extraction area, the occupiers of all noise sensitive properties as identified in condition 4 above, shall be notified in writing of the nature of the warnings.
11. Blasting shall be carried out using the best practicable means available to ensure that the resultant noise, vibration and air overpressure are minimised in accordance with the best practice methodologies as set out in PAN50.
12. Ground vibration as a result of blasting shall not exceed a peak particle velocity of 6 mm/s for 95% of all blasts over any 12 months and no individual blasts shall exceed a peak particle velocity of 12 mm/s with the measurement to be the maximum of three mutually perpendicular directions taken at the ground surface at any vibration sensitive building.

13. Notwithstanding the requirements of condition 12 above, if as a result of any emergency situation or need to ensure safe quarry practices, blasting is required to take place outside the specified hours, the times and reasons for such an event shall be notified in writing to West Dunbartonshire Council Environmental Health Section within two days of the occurrence.
14. The Environmental Health Section of West Dunbartonshire Council must be given a minimum of 48 hours telephone notification before every blast at the quarry.
15. Prior to excavation works taking place within the additional mineral extraction area, the applicant shall submit for the written approval of the Planning Authority, a list of properties considered to be vibration sensitive at which the monitoring of blasts shall be carried out.
16. The quarry operators shall carry out vibration monitoring and shall forward the written results of the monitoring to the Environmental Health Section of West Dunbartonshire Council on a quarterly basis.
17. The quarry operator shall ensure that all operations are controlled so as to prevent or minimise the release of dust into the atmosphere and the dust mitigation measures as listed in table 16 of the application statement shall be implemented to the satisfaction of the Planning Authority and shall be done in a method which ensures that the best practice methodologies as set out in PAN50 are adopted.
18. Visual assessments of dust emissions from all plant and operations shall be made at least once per day during operations and remedial actions taken to the satisfaction of the Planning Authority.
19. The wheel cleaning facilities already in use on the site must continue to be used by every vehicle entering/leaving the operations area and must be maintained in operation throughout the life of the quarry.
20. The paved area of road within the site must be swept/washed where required in order to ensure that no debris from the quarry is carried onto the public highway, all to the satisfaction of the Planning Authority.
21. The methods of working within the quarry must be as described within the approved documents forming part of this consent and any changes to the operating procedures or methods must be submitted to and approved in writing by the Planning Authority.
22. The extent of the quarrying operations area shall be as outlined on drawing 4580/R/F/01 of the approved application statement.

23. The gradient of the quarry floor shall be maintained at 1:250 and in such a manner as to ensure that throughout the life of the quarry, all internal water run-off is directed out of the excavation area and towards the settlement ponds to ensure that no flooding takes place within the quarry area.
24. The operator of the quarry shall grade all benches and work areas to drain towards the quarry floor and ultimately towards the silt ponds and no water or run-off shall be directed out of the quarry area unless it is within the current discharge process area as consented by SEPA
25. The operator of the quarry shall continue to control water run-off from the site according to the Discharge Consent and the conditions contained therein, as issued by SEPA, and shall inform the Planning Authority in writing of any changes or updates in the Discharge Consent (or its equivalent) and its conditions.
26. The operator of the quarry shall continue to carry out the crushing, grading and screening of the minerals on the site according to the Certificate of Authorisation of a Prescribed Process as issued by SEPA and shall inform the Planning Authority in writing of any changes or updates in the Certificate (or its equivalent) and its conditions.
27. The existing trees and shrubs covered by the Tree Preservation Order and located to the east of the extension to the quarry area shall not be lopped, topped, felled, lifted, removed or disturbed in any way without the prior written consent of the Planning Authority and details of what protection measures will be taken must be submitted to and approved in writing by the Planning Authority.
28. The area along the eastern and northern boundaries and up to the lip of the quarry, as outlined in red on drawing 4580/R/F/10 of the applicant's submission shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Planning Authority before work starts within the area of the extension of the excavation area. 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 planting season next following the completion of all blasting along the uppermost level along the eastern boundary, 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.
29. The topsoil and subsoils to be removed from the additional minerals extraction area must be stored on site as described in the applicant's written submission and must be retained on site for eventual reuse as part of the restoration works as described in conditions 46 and 47, all to the satisfaction of the Planning Authority.
30. No extraction or quarrying operations shall be carried out within the additional minerals extraction area until all topsoil and subsoil is fully stripped to the full available depth and the stripping of such soils shall only take place when they are dry.
31. If it becomes necessary to relocate any of the existing or new soil storage mounds within the site then such soils cannot be relocated until the Planning Authority gives its written approval of the new storage locations and methods of storage.
32. If it becomes necessary to relocate the mineral stock piles from the location indicated in the applicant's submission, then such relocation cannot take place until the Planning Authority gives its written approval of the new storage locations and methods of storage.
33. Within three months of the date of the consent, the applicant must submit details of the proposed new traffic signage at the approach, access and egress to the site, for approval in writing by the Planning Authority.
34. In the interests of clarity, it should be noted that this consent represents a consolidating approval for the whole of the quarry area (including the extension) and supersedes the previous quarry consents namely VL407, VL1858, DB261 and DB2026.
35. Details of all boundary walls and fences for the full extent of the application site must be submitted to and approved in writing by the Planning Authority.
36. In the even that any waste products are produced on the site, the operator of the quarry must obtain a licence under the Waste Management Licensing Regulations 1994 and details of any waste products and the licence, must be submitted to the Planning Authority as soon as they are identified or received.

37. Notwithstanding the terms of Class 56 of Schedule 1 of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992, the further written consent of the Planning Authority shall be required in respect of any further buildings, plant or machinery that may be required in connection with the development hereby permitted.
38. No later than 6 months after the permanent cessation of quarrying or the date set by condition 2 above whichever is the sooner, all buildings, plant, machinery and areas or hardstanding including the internal access roads shall be removed and the ground reinstated in accordance with the conditions of this permission relating to restoration.
39. Except as may otherwise be agreed in writing by the Planning Authority, at the expiry of twelve months from the date of this planning permission, and thereafter at twelve monthly intervals, the applicant will submit a plan to a scale of not less than 1:2500 indicating the progress of quarrying operations. The plan will indicate the current position of the extraction areas, the extent of spoil disposal and any landscaping works that have been implemented.
40. For the duration of this permission and up to the completion of all aftercare works warning signs shall be erected and maintained by the operator next to all publicly accessible areas within or adjacent to the quarry. Details of the locations of these signs shall be made known to the Planning Authority.
41. No rubbish or other waste materials shall be burned on site at any time and the operator shall be responsible for immediately extinguishing any sporadic burning which may occur.
42. No waste materials shall be imported to the quarry for either the purposes of recycling or for use in the restoration of the quarry.
43. No materials shall be imported to the site for the purposes of storage, crushing, screening, processing, manufacturing or onward transportation.
44. Any chemical, oil or diesel storage tanks installed within the application site shall be sited on impervious bases and surrounded by impervious bunded walls and the bunded areas shall be capable of containing 110% of the tank volume and should enclose all fill and draw pipe.
45. All artificial lighting units installed at the quarry shall be so sited and shielded to be incapable of direct sight from any residential property outside the quarry boundary.

46. Within 6 months of the date of this consent, a restoration masterplan for the whole of the quarry area including details of the restoration or replanting of dilapidated features such as boundary hedges and drystone dykes, as well as details showing how recreational access and links to the local path network would be achieved, along with details of aftercare and afteruse, must be submitted to and approved in writing by the Planning Authority.
47. As part of the restoration masterplan as described in condition 46 above, a detailed restoration scheme for the upper bench levels (shown to be completed within 3 years of the start of excavations along the eastern boundary) shall be submitted to and approved in writing by the Planning Authority and shall include details of restoration works to add rock and soil to reprofile blast faces and trees and other planting to assist natural regeneration, all in order to replicate the appropriate key characteristics of the surrounding landscape.
48. The restoration scheme approved under the terms of condition 46 above shall be implemented and the works completed within 12 months of the completion of all quarrying operations or the date stated in condition 2 above, whichever is the sooner.
49. In the event that during the life of this permission mineral extraction ceases for a continuous period in excess of two years, or the use is discontinued for a like period, then unless as may otherwise be agreed in writing by the Planning Authority, within 12 months of either event occurring, a revised restoration scheme that modifies and updates that required by condition 46 above, shall be submitted for the written approval of the Planning Authority, including any modifications as may be required, detailing the steps to be taken to restore the site.
50. That within 12 months of being approved any revised restoration scheme that may have been required under the terms of condition 49 above shall be implemented and the works completed.
51. That the approved aftercare scheme shall be implemented following cessation of mineral extraction and in accordance with the approved timetable as required by condition 46 above, unless as may otherwise be agreed in writing by the Planning Authority.

DC02/248 – Part change of use of office to form a therapy/treatment room (retrospective) at 8 Miller Street, Clydebank for Alternatives per Hay Lough Davis

Permission GRANTED for a period of one year subject to the following conditions:-

1. The development hereby permitted shall endure for a temporary period of one year from the date of this permission.
2. At the end of the period of permission the use hereby permitted shall be discontinued and office use shall be restored for the premises.
3. The needle exchange element of the development shall be operated between the hours of 13.30 - 16.30 hours on Mondays and Wednesday, 18.00 - 19.30 hours on Tuesdays and Thursdays and 13.30 - 16.00 hours on Fridays.

DC02/027 – Erection of residential development (42 units) at Park Street, Dumbarton for Zoom Developments Ltd. per Jewitt, Arschavir and Wilkie Architects

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Economic, Planning and Environmental Services prior to any work commencing on the site.
3. Prior to commencement of works, full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Director of Economic, Planning and Environmental Services.
4. Prior to commencement of works, full details of all hard surfacing to be provided on the site shall be submitted for the consideration and written approval of the Director of Economic, Planning and Environmental Services.
5. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Economic, Planning and Environmental Services before development commences. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and the extent of any areas of earthmounding, and shall ensure:-
 - (a) completion of the scheme during the planting season next following the completion of the building(s), or such other date as may be agreed in writing with the Director of Economic, Planning and Environmental Services.

- (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 Director of Economic, Planning and Environmental Services, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
- 6. Prior to commencement of development a scheme for the provision of one equipped play area within the application site shall be submitted to the Director of Economic, Planning and Environmental Services for his written approval and this shall include:-
 - (a) details of the type and location of play equipment, seating and litter bins to be situated within the play area;
 - (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed;
 - (c) details of the fences to be erected around the play area; and
 - (d) details of the phasing of these works.
 - 7. Prior to the occupation of the last 10 dwellinghouses within the development, all the works required for the provision of the equipped play area and included in the scheme approved under the terms of condition 6 above shall be completed, and thereafter that area shall not be used for any purpose other than as a play area.
 - 8. Prior to the commencement of any works on the site, a scheme for the management and maintenance of open spaces within the development shall be submitted for the consideration and written approval of the Director of Economic, Planning and Environmental Services.
 - 9. Prior to the commencement of any works on the site, detailed plans shall be submitted which clearly illustrate the existing and finished ground levels.
 - 10. During the period of construction all works and ancillary operation shall be carried out only between 0800 hours and 1800 hours (Monday to Saturday) and at no time on a Sunday or on a public holiday, all to the satisfaction of the Director of Economic, Planning and Environmental Services.
 - 11. Any piling operations must be carried out in accordance with the requirements of BS5228 : Part 4 : 1992: Code of Practice for Noise and Vibration Control Applicable to Piling Operations.
 - 12. Prior to development commencing on site Method Statements on the prevention of dust during dry weather shall be submitted for the written approval of the Director of Economic, Planning and Environmental Services.

13. 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.
14. Prior to development commencing on site details of the proposed acoustic barrier along the line marked green on the docquetted plan shall be submitted for the further approval of the Director of Economic, Planning and Environmental Services. The agreed barrier shall be put in place prior to the occupation of the dwellinghouses.
15. Prior to development commencing on site details of the proposed sound insulation for the dwellinghouse glazing units at Plots 21 to 34 shall be submitted for the further approval of the Director of Economic, Planning and Environmental Services.
16. Prior to works commencing on site, full details, including phasing, of a surface water drainage scheme shall be submitted for the consideration and written approval of the Director of Economic, Planning and Environmental Services.
17. The garages shall be used solely for purposes incidental to use of the dwellinghouses on the site and no commercial activity shall be carried out in, or from, the garages.
18. Development shall not begin until a scheme to deal with contamination on the site has been submitted to and approved in writing by the Director of Economic, Planning and Environmental Services. The scheme shall contain details of proposals to deal with contamination to include:
 - (i) the nature, extent and type(s) of contamination on the site
 - (ii) measures to treat/remove contamination to ensure the site is fit for the use proposed
 - (iii) measures to deal with contamination during construction works
 - (iv) condition of the site on completion of decontamination measures.Before any residential unit is occupied the measures to decontaminate the site shall be fully implemented as approved by the Director of Economic, Planning and Environmental Services.
19. Prior to the occupation of any house in this development all roads and footpaths within and serving the development shall be completed to the level of bottoming and bitmac base course, including the access bell mouth, visibility splay and all turning heads to the satisfaction of the Director of Economic, Planning and Environmental Services.
20. Prior to occupation of the last dwellinghouse in the development all roads and footpaths within and servicing the development shall be completed to their final specification and adoptable standard to the satisfaction of the Director of Economic, Planning and Environmental Services.

**DC02/274 – Change of use of printers to dance studio at 27b Kilbowie Road,
Clydebank for Ms J. Butler**

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1989, the premises shall be used solely as a dance studio and for no other purpose in Class 11 of the Schedule.
3. The LAeq (5 min) level measured 1 metre outside a window in any adjacent residential property with amplified music, speech and singing taking place shall show no increase when compared with the same position, under the same conditions and during a comparable period with no amplified music, speech or singing taking place.
4. The LA10 (5 min) level in the $\frac{1}{3}$ octave bands from 40 to 160 Hertz measured 1 metre outside a room in any adjacent residential property, with amplified music, speech or singing taking place shall show no increase when compared with the representative LA90 (5 min) level in the $\frac{1}{3}$ octave bands from 40 to 160 Hertz measured from the same position, under the same conditions and during a comparable period with no amplified music, speech or singing taking place.
5. Prior to works commencing on site details of any external alterations shall be submitted for the approval of the Director of Economic, Planning and Environmental Services.