

SUGGESTED CONDITIONS:

DC10/249/FUL



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17 Glenhead Road, Clydebank

Proposed Conditions/Reasons

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

Reason To comply with the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. 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.

Reason To ensure that the materials are appropriate to the character of the area and sympathetic to established finishing materials in the area.

3. Prior to the occupation of the dwelling hereby approved, the car parking spaces shown on drawing no. 01 Rev. A shall be completed to their finished standard. Thereafter, these spaces shall be retained for the parking of vehicles.

Reason To facilitate the orderly parking of vehicles on the site and to minimise the incidence of roadside parking which could be a danger to other road users.

4. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, and any subsequent orders amending, revoking or re-enacting that order, no gates capable of being opened outwards over the public road or footpath shall be installed across the driveway.

Reason In the interests of road safety.

5. 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 shall thereafter be implemented within a timescale agreed with the Planning Authority.

Reason In the interests of visual amenity and to ensure that the materials to be used are appropriate to the character of the area.

6. 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 thereafter be implemented within a timescale agreed with the Planning Authority.

Reason To ensure that the boundary treatments are appropriate to the character of the area and sympathetic to established finishing materials in the area.

7. 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 by the Planning Authority shall be carried out between 8am and 6pm Mondays to Fridays, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.

Reason In order to avoid disturbance to nearby residential properties.

8. 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.

Reason In the interests of public health and to ensure that the site is suitable for the proposed end use.

9. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:

- a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
- b) A Notice of Completion of Development as soon as practicable once the development has been completed.

Reason In accordance with the terms of Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2008.

10. Prior to the commencement of use of the development hereby approved, the kerb shall be lowered and the footpath regarded across the full width of the driveway to West Dunbartonshire Council Roads Services specifications.

Reason In the interests of roads and public safety.