

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Municipal Buildings, Station Road, Dumbarton on Wednesday, 7 December 2005 at 10.00 a.m.

Present: Provost Alistair Macdonald and Councillors Denis Agnew, Douglas McAllister, Duncan McDonald and Connie O'Sullivan.

Attending: Irving Hodgson, Head of Planning and Development; Nigel Ettles, Principal Solicitor; Jameson Bridgewater, Section Head - Development Control; Sean McDaid, Team Leader – Development Control and Craig Stewart, Administrative Assistant.

Apology: An apology for absence was intimated on behalf of Councillor Linda McColl.

Councillor Douglas McAllister in the Chair

MINUTES OF PREVIOUS MEETING

7631 The Minutes of Meeting of the Committee held on 2 November 2005 were submitted and approved as a correct record.

NOTE OF VISITATIONS

7632 A Note of Visitations carried out on 1 November 2005, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

7633 Reports were submitted by the Director of Development and Environmental Services in respect of the following planning applications.

New Applications

- (a) **DC03/284 – Erection of residential development of 250 units with associated roads, parking and landscaping and formation of riverside walkway at Thompson's Yard, Leven Street/Castle Road, Dumbarton.**

- 7634 Reference was made to the site visit undertaken in respect of this application. The Section Head – Development Control advised the Committee that the holding objection from the Scottish Environment Protection Agency had now been withdrawn.
- 7635 The Convener, Councillor McAllister, invited Mrs. Rose Harvie and Mr. James Gillespie, objectors to the application, to address the Committee and they made their views on the application known. The Convener then invited Mr. John Heath, Turnberry Homes, to address the Committee and he was heard in support of the application.
- 7636 After discussion, the Committee agreed that they were minded to grant planning permission subject to:-
- (1) the conditions as specified in the Director's report, details of which are contained in Appendix 2 hereto; and
 - (2) the completion of a Section 75 Agreement to ensure that any new residential unit was not occupied whilst hazardous substances are stored in the warehouses/sheds on the opposite side of Castle Road and to ensure that the developer makes appropriate financial contribution to the required mitigation works along the Glasgow Road corridor.
- 7637 In relation to a point raised by Councillor Agnew, it was agreed that, given the significant historical importance of the area, any excavation works on the site would be carried out sensitively in respect of any possible archaeological finds.
- 7638 Following the decision which the Committee had made in respect of this application, the meeting was interrupted when Mr. Gillespie, who had objected to the application, became abusive as he left the Chamber. Despite being warned several times by the Convener, Mr. Gillespie failed to desist and his actions were such that the Convener requested that the Police be contacted.

DECLARATION OF NON-FINANCIAL INTEREST

- 7639 Councillor O'Sullivan declared a non-financial interest in Planning Applications DC04/192, DC04/546 and DC05/102 and took no part in the deliberation thereof.

(b) DC04/192 – Erection of residential development with associated open space, landscaping, infrastructure and formation of new roundabout (outline) at part of former Strathleven Bonded Warehouses, Gooseholm Road, Dumbarton.

7640 The Convener, Councillor McAllister, explained the procedure which the Committee would follow when dealing with this application and the two associated applications DC04/546 and DC05/102.

7641 Reference was made to the site visit undertaken in respect of this application and application DC05/102. Having heard the Head of Planning and Development, the Convener invited Mr. Mike Edwards, the agent for the applicant, and Mr. Anderson, Strathleven Regeneration Company, to address the Committee and they were heard in support of the application.

7642 The Convener then invited Mr. Edward Lochrie and Mr. Patrick Rainey, objectors to the application, to address the Committee and they made their views on the application known.

7643 It was noted that information had been received from the Scottish Executive with regard to access to the proposed development from the A82 Trunk Road and a copy of a letter dated 5 December 2005, and attachment, from the Trunk Roads Network Management Division was circulated to Members' for information.

7644 After discussion and having heard the Section Head – Development Control in answer to Members' questions, the Committee agreed:-

- (1) that they were minded to grant outline planning permission subject to the conditions as outlined in the Director's report, details of which are contained in Appendix 2 hereto and the further conditions concerning access; and
- (2) to note that the application would require to be referred to the Scottish Ministers.

(c) DC04/546 – Mixed use commercial development comprising Class 4 business uses and roadside services incorporating visitor/tourist facility, hotel, pub/restaurant and petrol filling station (outline) at land to north of A82 and south of Stirling Road, Dumbarton

7645 The Convener invited Mr. Mike Edwards, the agent for the applicant, to provide some further clarification on the nature of the application.

7646 After discussion, the Committee agreed:-

- (1) that they were minded to grant outline planning permission subject to the conditions as outlined in the Director's report, details of which are contained in Appendix 2 hereto and the further conditions concerning access; and
- (2) to note that the application would require to be referred to the Scottish Ministers.

(d) DC05/102 – Erection of residential development with associated open space, landscaping and infrastructure (outline) at former Strathleven Bonded Warehouses, Gooseholm Road, Dumbarton

7647 The Convener, Councillor McAllister, invited Mr. Edward Lochrie, an objector to the application, to address the Committee. Mr. Lochrie advised that he had nothing further to add to his previously stated representation in respect of Planning Application DC04/192.

7648 The Convener also invited Mr. Mike Edwards, the agent for the applicant, to provide some further background information in respect of this application.

7649 After discussion and having heard the Convener, the Committee agreed that the application be continued to allow further consideration to be made to the traffic implications on Gooseholm Road if the proposal was to go ahead.

**DEVELOPMENT CONTROL – STATEMENT OF PLANNING
APPLICATIONS DETERMINED – 1 APRIL 2005 TO
30 SEPTEMBER 2005**

7650 A report was submitted by the Director of Development and Environmental Services informing of the Council's performance with regard to the determination of planning applications.

7651 Having heard the Convener, Councillor McAllister, and the Head of Planning and Development, the Committee agreed:-

- (1) to note, with satisfaction, the contents of the report; and
- (2) to congratulate the Director and his staff for the significant improvement in performance which had led to a substantial increase in the proportion of planning applications that had been processed by the Department within the statutory two month target.

**THE SMOKING, HEALTH AND SOCIAL CARE (SCOTLAND) ACT 2005 –
PROPOSALS FOR COVERED OUTDOOR SMOKING AREAS FOR
PUBLIC BUILDINGS, WORKPLACES AND PRIVATE CLUBS**

- 7652 A report was submitted by the Director of Development and Environmental Services advising of the intended approach with regard to the introduction of the smoking ban in public buildings and the determination of planning applications for outdoor smoking shelters/canopies.
- 7653 The Committee agreed to note the contents of the report.

**APPEAL NOTIFICATION: LIVINGSTONE STREET, CLYDEBANK; APPEAL
DECISIONS: 316 DUMBARTON ROAD, OLD KILPATRICK;
AND ARNOLD CLARK, DUMBARTON ROAD, MILTON**

- 7654 A report was submitted by the Director of Development and Environmental Services informing of the submission of an appeal to the Scottish Ministers and of the outcome of two other appeals.
- 7655 The Committee agreed:-
- (1) to note that an appeal had been submitted against refusal of planning permission for the installation of an 11.7 metre high monopole telecommunications mast and ancillary equipment at Livingstone Street, Whitecrook, Clydebank and that the appeal would be dealt with by way of written submissions;
 - (2) to note that the appeal against an Enforcement Notice served in relation to an unauthorised beer garden installed at the front of the Telstar public house, 316 Dumbarton Road, Old Kilpatrick had been dismissed; and
 - (3) to note that the appeal against refusal of an application for advertisement consent for the display of various fascia and freestanding signs at the Arnold Clark premises, Dumbarton Road, Milton had been part upheld and part dismissed.

The meeting closed at 11.10 a.m.

APPENDIX 1

PLANNING COMMITTEE

NOTE OF VISITATIONS – 1 NOVEMBER 2005

Present: Provost Alistair Macdonald, Councillors Denis Agnew, Douglas McAllister and Duncan McDonald.

Attending: Alasdair Gregor, Planning Services Manager, Jameson Bridgwater, Section Head - Development Control and Fiona Anderson, Administrative Assistant, Legal and Administrative Services.

SITE VISITS

Site visits were undertaken in connection with the undernoted planning applications as a result of the introduction of revised Committee procedures:-

DC04/387 – Erection of residential development of 66 dwellinghouses and 82 flats at Bonhill Bridge, Bonhill.

DC05/114 – Erection of residential development of 30 units at Milton Mains Road, Clydebank.

APPENDIX 2**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE
PLANNING COMMITTEE ON 7 DECEMBER 2005**

DC03/284– Erection of residential development of 250 units with associated roads, parking and landscaping and formation of riverside walkway at Thompson's Yard, Leven Street/Castle Road, Dumbarton

Minded to GRANT permission subject to the completion of a satisfactory Section 75 Agreement and 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 Development and Environmental Services prior to any work commencing on the site. Good quality materials are required to be used in accordance with the public realm design guidelines for Dumbarton.
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 Development 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 Development and Environmental Services. Good quality materials are required to be used and to demonstrate accordance with the public realm design guidelines for Dumbarton.
5. At the same time as the submission of the details referred to in Condition 4 above, a scheme for the management and maintenance of the open spaces within the development, including the riverside walkway and central boulevard, shall be submitted for the further written approval of the Director of Development and Environmental Services
6. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Development 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 Development 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 Development 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.
 - (c) accordance is demonstrated with the public realm design guidelines for Dumbarton.
7. 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 Director of Development & Environmental Services. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design.
 8. Prior to the commencement of development full details of the flood protection barrier/embankment along the edge of the site with the River Leven shall be submitted for the further written approval of the Director of Development & Environmental Services. This shall include details of the appearance of the embankment and the construction methodology.
 9. Prior to the commencement of development details of the phasing of the development shall be submitted for the further written approval of the Director of Development & Environmental Services.
 10. For the avoidance of doubt the development shall be constructed in accordance with the proposed ground levels as shown on drawing AL(0)03F to the satisfaction of the Director of Development & Environmental Services. Any alterations to these levels shall be agreed in writing with the Director of Development & Environmental Services.
 11. 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.
 12. No dwellings shall be occupied until the vehicle parking spaces and turning areas have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.
 13. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places as may be agreed by the Director of Development & Environmental Services shall be carried out only between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.

14. Prior to the construction of any of the residential development gas monitoring shall be carried out throughout the site for a minimum period of 3 months. The monitoring shall be carried out in accordance with the recognised guidance documents such as CIRIA Report 150 (methane investigation strategies) and shall be carried out over a variety of conditions, such as rapidly falling barometric pressure and heavy rainfall. Upon completion of the gas monitoring, the results shall be submitted for the further written approval of the Director of Development & Environmental Services together with any gas protection measures. Thereafter the development shall incorporate any agreed gas protection measures.
15. Remediation of the site shall be carried out in accordance with the approved remediation plan. On completion of the remediation works and before the commencement of development the developer shall submit a report to the Director of Development & Environmental Services for his written approval confirming that the works have been carried out in accordance with the recommendation. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Director of Development & Environmental Services.
16. 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 Director of Development & Environmental Services within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out.
17. The permitted maximum noise level emanating from construction or demolition operations on the site shall be relative to the pre-contract ambient noise levels for the area. The contractor shall ensure that the method of working and the use of constructional plant shall not cause the noise level at adjacent residential properties, schools, offices or libraries to exceed the levels agreed in writing with the Director of Development & Environmental Services. The applicant is required to contact the Public Health and Pollution Service of Protective Services not less than 14 days prior to works commencing on the site.
18. To minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works the plant and machinery used should be in accordance with the relevant Codes of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites)(Scotland) Order 2002. All reasonable protective steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.
19. Where piling works are proposed account must be taken of the guidance in BS 6472: 1984 Evaluation of Human Response to Vibration in Buildings. A competent person must carry out an assessment. The findings of the assessment require to be submitted to and approved in writing by the Director of Development & Environmental Services.

20. No development shall commence within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been agreed in writing by West of Scotland Archaeology Services and has the written approval of the Director of Development & Environmental Services. 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 to the satisfaction of the Director of Development & Environmental Services in agreement with West of Scotland Archaeology Services.
21. Prior to the commencement of development, details of the pedestrian access at the boundary of the site with the Morrison's Store shall be submitted for the further written approval of the Director of Development & Environmental Services.
22. Prior to the commencement of development, details of the position and external appearance of any bin stores shall be submitted for the further written approval of the Director of Development & Environmental Services.

DC04/192– Erection of residential development with associated open space, landscaping, infrastructure and formation of new roundabout (outline) at part of former Strathleven Bonded Warehouses, Gooseholm Road, Dumbarton

Minded to GRANT permission subject to the following conditions and the further conditions concerning access:-

1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto including any emergency access, and the landscaping of the site (hereinafter called the reserved matters) shall be submitted for the approval of the Director of Development and Environmental Services within three years of the date of this permission and the development must be commenced within five years of the date of this permission or within two years from the date of final approval of all the foregoing reserved matters.
2. At the same time as the submission of the reserved matters, a design statement for the development of the site shall be submitted for the approval of the Director of Development and Environmental Services.
3. Within six months of the date of this permission, a masterplan for the development of the site shall be submitted for the approval of the Director of Development and Environmental Services.
4. At the same time as the submission of the reserved matters, details of the phasing of the development and roads infrastructure, shall be submitted for the approval of the Director of Development and Environmental Services and thereafter implemented in accordance with such approved details and thereafter retained for the life of the development.

5. At the same time as the submission of the reserved matters, details shall be submitted for a Sustainable Urban Drainage System (SUDS) for the approval of the Director of Development and Environmental Services. The SUDS shall be designed in accordance with the CIRIA C521 Design Manual for Scotland and Northern Ireland.
6. At the same time as the submission of the reserved matters, detailed plans shall be submitted for the approval of the Director of Development and Environmental Services that clearly illustrate in contour and cross-section form the existing and proposed ground levels throughout the site, the finished floor levels of the proposed development and the extent of any land raising or under building involved. The levels shall clearly relate to a fixed datum point on the site, which shall be clearly identified on the submitted plans.
7. At the same time as the submission of the reserved matters, a noise assessment shall be submitted for the approval of the Director of Development and Environmental Services. The assessment shall be prepared in accordance with PAN56 and shall include protection and mitigation measures in respect of noise from A82 trunk road.
8. At the same time as the submission of the reserved matters, a comprehensive contaminated land investigation shall be submitted for the approval of the Director of Development and Environmental Services. The investigation shall be completed in accordance with a recognised code of practice and shall include a site-specific risk assessment of all relevant pollution linkages.
9. Where the risk assessment referred to in condition 8 above identifies any unacceptable risk as defined under Part II A of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted for the approval of the Director of Development and Environmental Services and no works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy.
10. Remediation of the site shall be carried out in accordance with the approved remediation plan referred to in condition 9 above. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Director of Development and Environmental Services.
11. On completion of the remediation works referred to in condition 10 above, and prior to the site being occupied, the developer shall submit a report to the Director of Development and Environmental Services to confirm that the works have been carried out in accordance with the approved remediation plan.
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 Director of Development and Environmental Services within one week. At this stage, if requested by the Director of Development and Environmental Services, a comprehensive contaminated land investigation shall be carried out.

13. The permitted maximum noise level emanating from construction or demolition sites shall be relative to the pre-contract ambient noise level for that area. The contractor shall ensure that the method of working and the use of constructional plant shall not cause the noise level at adjacent residential properties, schools, offices or libraries to exceed the levels agreed in writing with the Director of Development and Environmental Services. The applicant is required to contact the Public Health and Pollution Section of Protective Services not less than 14 days prior to works commencing on the site.
14. During the period of construction, all works and ancillary operations that are audible at the site boundary, or at such other places as may be agreed with the Council, shall be carried out only between the hours of 08.00 and 18.00 Monday to Saturday and not at all on Sundays or Public Holidays.
15. To minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works the plant and machinery used should be in accordance with the relevant Codes of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites) (Scotland) Order 2002.
16. Where piling works are proposed account must be taken of the guidance in BS 6472: 1984 Evaluation of human response to vibration in buildings. A competent person must carry out an assessment. The findings of the assessment require to be submitted to, and approved in writing by the Director of Development and Environmental Services
17. At the same time as the submission of the reserved matters, details shall be submitted of all trees and hedging on the site. This survey shall be displayed on a site layout plan and include an identification of the existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter that overhang the site shall also be included). Those trees which it is intended to fell or remove shall be separately identified.
18. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Development and Environmental Services prior to any work commencing on the site.
19. 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 Development and Environmental Services.
20. 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 Development and Environmental Services.

21. At the same time as the submission of the reserved matters, a flood risk assessment shall be submitted for the approval of the Director of Development and Environmental Services.
 22. Only solid, inert, non-toxic, non-ferrous, non-putrescable and non-degradable materials shall be used as material for land raising operations to the exclusion of all liquids, sludge, oil, domestic refuse or plasterboard, to the satisfaction of the Director of Development and Environmental Services.
 23. That 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 Development and Environmental Services.
 24. Prior to occupation of the last dwellinghouse in the development all roads and footpaths within and serving the development shall be completed to their final specification and adoptable standard of the Roads Authority.
 25. No dwellinghouse shall be occupied until the vehicle parking spaces and turning area have been provided within the site in accordance with the approved plan. The space shall thereafter be kept available for parking at all times.
 26. 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.
 27. At the same time as the submission of the reserved matters, details of bus halts and lay-bys shall be submitted for the approval of the Director of Development and Environmental Services and thereafter implemented in accordance with such approved details and thereafter retained for the life of the development.
 28. Prior to the start of any construction works on 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 written approval of the Director of Development and Environmental Services in conjunction with Scottish Natural Heritage. Should bat(s) or a bat roost be identified which are likely to be affected by the development, Scottish Natural Heritage should be contacted in order to advise on any requirements to apply for licences for work to take place.
- NB The applicant is advised to contact Scottish Water directly to ascertain if the proposal has implications for water drainage, water supply and/or the public sewer system, prior to work commencing on site.

DC04/546– Mixed use commercial development comprising Class 4 business uses and roadside services incorporating visitor/tourist facility, hotel, pub/restaurant and petrol filling station (outline) at land to north of A82 and south of Stirling Road, Dumbarton

Minded to GRANT permission subject to the following conditions and the further conditions concerning access:-

1. Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Director of Development and Environmental Services within 3 years of the date of this permission and the development must be commenced within 5 years of the date of this permission or within 2 years from the date of final approval of all the foregoing reserved matters.
2. At the same time as the submission of the reserved matters details of the phasing of the development shall be submitted for the written approval of the Director of Development & Environmental Services.
3. At the same time as the submission of the reserved matters a Design Statement in accordance with the advice issued in Planning Advice Note No. 62 shall be submitted for the written approval of the Director of Development & Environmental Services.
4. At the same time as the submission of the reserved matters details of the existing and proposed levels throughout the site shall be submitted for the written approval of the Director of Development & Environmental Services for the avoidance of doubt.
5. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Development 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 Development 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 Development 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. At the same time as the submission of the reserved matters, 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 Development and Environmental Services.
7. At the same time as the submission of the reserved matters, 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 Development and Environmental Services.
8. At the same time as the submission of the reserved matters details of a sustainable Urban Drainage System shall be submitted for the further written approval of the Director of Development & Environmental Services.
9. 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.
10. Prior to the start of any construction works on 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 written approval of the Director of Development & Environmental Services in conjunction with Scottish Natural heritage. Should bat(s) or a bat roost be identified which is likely to be affected by the development, Scottish Natural Heritage should be contacted in order to advise on any requirements to apply for licences for work to take place.
11. Prior to the start of any construction works on the site, the area shall be surveyed for the presence of otters. The results of the survey shall be submitted for the written approval of the Director of Development & Environmental Services 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 requirement to apply for licences for work to take place.
12. No development shall commence within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been agreed in writing by West of Scotland Archaeological Services and has the written approval of the Director of Development & Environmental Services.

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 to the satisfaction of the Director of Development & Environmental Services in agreement with West of Scotland Archaeology Services.

13. The roadside services shall not be developed prior to the completion of the highway infrastructure works, including the new roundabout on the A82. In addition the roadside services shall not be developed in isolation from the business development.