PLANNING COMMITTEE

At a Meeting of the Planning Committee held by Conference Call on Wednesday, 13 May 2020 at 10.00 a.m.

Present: Bailie Denis Agnew and Councillors Gail Casey, Karen Conaghan, Ian Dickson, Diane Docherty, Daniel Lennie, Marie McNair and Lawrence O'Neill.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Ross Lee, Lead Planning Officer; Gail Macfarlane, Strategic Lead – Roads & Transportation; Nigel Ettles, Section Head – Litigation (Legal Officer) and Craig Stewart, Committee Officer.

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

Councillor Diane Docherty in the Chair

CHAIR'S REMARKS

Councillor Docherty, Vice Convener, welcomed everyone to the May meeting of the Planning Committee which was being held remotely, in terms of Section 43 of the Local Government in Scotland Act 2003.

Accordingly, the Vice Convener advised that a process/procedure had been developed for the meeting (a copy of which had previously been circulated to Members), and that the Legal Officer would take charge of the meeting and would manage the business of the meeting in this regard. Thereafter, the Committee agreed to note the procedure in place for the conduct of the meeting and the meeting then commenced by conference call.

Note: Councillor Lennie left the meeting at this point in the proceedings.

DECLARATIONS OF INTEREST

Councillor Docherty declared an interest in Planning Application DC20/003 on the agenda and advised that she would take no part in the decision on the application. It was noted that Councillor Conaghan would take the Chair for that item only.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held 11 March 2020 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 10 March 2020, acopy of which forms Appendix 1 hereto, was submitted and noted.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

PLANNING APPLICATIONS

Reports were submitted by the Strategic Lead – Regulatory in respect of the following planning applications:-

(a) DC19/264 – Erection of three storey extension to Golden Jubilee National Hospital, Agamemnon Street, Clydebank by National Health Service (NHS).

Reference was made to a site visit which had been undertaken in respect of the above application. The Planning, Building Standards and Environmental Health Manager was then heard in further explanation of the report.

The Legal Officer invited Mr Alan Campbell, objector, to address the Committee. Mr Campbell was heard in respect of his representation and in answer to Members' questions.

The Legal Officer then invited Mr John Scott, applicant, to address the Committee. Mr Scott was heard in support of the application and in answer to Members' questions.

After consideration and having heard the Planning, Building Standards and Environmental Health Manager and the Lead Planning Officer in answer to Members' questions, the Committee agreed to indicate that it was Minded to Grant planning permission and that authority be delegated to the Planning, Building Standards and Environmental Health Manager to issue the decision subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto, and subject also to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure the payment of a contribution towards the improvement of sustainable modes of transport.

Note: Councillor O'Neill left the meeting during consideration of the above item.

Councillor Docherty withdrew from the Chair, having previously declared an interest in the following item, and accordingly Councillor Conaghan took over the chairing of the meeting for this item of business only.

(b) DC20/003 – Planning Permission in Principle for three houses at land at former site of Dunclutha at Parkhall Road, Clydebank by Mr B. Donaghy.

The Planning, Building Standards and Environmental Health Manager was heard in further explanation of the report.

The Legal Officer invited Mr William Burke, objector, to address the Committee. Mr Burke was heard in respect of his representation and in answer to Members' questions.

It was noted that the applicant had not requested to be heard.

After consideration and having heard the Planning, Building Standards and Environmental Health Manager in answer to Members' questions, the Committee agreed to refuse planning permission for the reasons set out in Section 9 of the report, as detailed within Appendix 2 hereto.

Note: At this point, Councillor Docherty resumed the chair for the remainder of the business of the meeting.

(c) DC20/028 – Erection of 62 unit residential development with associated access road, infrastructure, open space and landscaping at land adjacent to Miller Street, Clydebank by Miller Homes.

After discussion having heard the Planning, Building Standards and Environmental Health Manager, Lead Planning Officer and the Strategic Lead – Roads & Transportation in further explanation, and in answer to Members' questions, the Committee agreed to indicate that it was Minded to Grant planning permission and that authority be delegated to the Planning, Building Standards and Environmental Health Manager to issue the decision subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto, and subject also to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure a financial payment towards open pace provision in the local area.

STREET NAME FOR NEW HOUSING DEVELOPMENT AT FORMER SITE OF HALDANE PRIMARY SCHOOL, MILLER ROAD, ALEXANDRIA BY WEST DUNBARTONSHIRE COUNCIL

A report was submitted by the Strategic Lead – Regulatory recommending the allocation of street names to roads within the new housing development at the former Haldane Primary School site.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager in further explanation of the report and in answer to Members' questions, the Committee agreed that Inler Drive and Inler Place be allocated as street names for the development.

The meeting closed at 12 noon.

APPENDIX 1

PLANNING COMMITTEE

NOTE OF VISITATIONS – 10 MARCH 2020

Present: Bailie Denis Agnew and Councillors Karen Conaghan, Ian Dickson, Diane Docherty, Jim Finn and Marie McNair.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Erin Goldie, Team Leader – Development Management and Ross Lee, Lead Planning Officer.

SITE VISITS

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

(1) Sheephill Quarry, Milton, Dumbarton

WP/98/076 & DC02/447 – Review of Minerals Permission and extension at Sheephill Quarry, Milton, Dumbarton by William Thompson.

(2) Land opposite Dalreoch Quarry, Renton Road, Dumbarton

DC19/200 – Change of use from vacant land to one pitch caravan park, erection of amenity block etc. (Retrospective) at Land opposite Dalreoch Quarry, Renton Road, Dumbarton by Mr James Brown.

APPENDIX 2

DC19/264 – Erection of three storey extension to Golden Jubilee National Hospital, Agamemnon Street, Clydebank by National Health Service (NHS).

MINDED TO GRANT planning permission and that authority be delegated to the Planning, Building Standards and Environmental Health Manager to issue the decision subject to the following conditions, and subject also to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure the payment of a contribution towards the improvement of sustainable modes of transport:-

1. Unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development on site, exact details and specifications of all proposed external materials for the extension (including the rooftop plant and the adjoining electrical servicing building) shall be submitted to and approved in writing by the Planning Authority. Thereafter, these shall be implemented as approved.

2. Unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development on site, full details of all hard surfaces and paths shall be submitted to and approved in writing by the Planning Authority. Thereafter, these shall be implemented as approved.

3. Unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development on site, full details of the design and location of all walls and fences to be erected (or retained) on site shall be submitted to and approved in writing by the Planning Authority. These details shall also include all boundary treatments and means of enclosure associated with the proposed detached 'Pump House' and the adjoining 'Electrical Servicing Building'. Thereafter, these shall be implemented and/or retained as approved.

4. Unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development on site, details of a landscaping scheme for the site shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved landscaping scheme shall be implemented no later than the next appropriate planting season after the occupation of the extension. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.

5. Unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development on site, exact details of the design, appearance, height and scale of the equipment, features and buildings for the detached 'Pump House' and the 'Stand-by Generator Units' compounds alongside their means of enclosure as shown on approved plan 'Site Plan as Proposed (Drawing No. GJ2-IBI-XX-ZZ-DR-A-11-004 Rev2)' shall be

submitted to and approved in writing by the Planning Authority. Thereafter, these shall be implemented as approved and maintained as such in perpetuity unless otherwise agreed in writing by the Planning Authority.

6. Prior to the occupation of the approved 'Surgical Centre' extension, all windows installed across the full northern elevation of the extension shall have obscured/opaque glazing. A sample of the obscured/opaque glazing shall be submitted to and approved in writing by the Planning Authority. Once installed and in place, these windows shall maintained as such in perpetuity for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.

7. Prior to the occupation of the approved 'Surgical Centre' extension, a masterplan for the wider Golden Jubilee site shall be submitted to and approved by the Planning Authority. The masterplan shall include details of any future extensions, car parks, the development of sustainable modes of transport and facilities, landscaping, open space and linkages with the waterfront, other waterfront sites and the wider area.

8. Prior to the commencement of development on site, a Bird Hazard Management Plan shall be submitted to and approved in writing by the Planning Authority. The submitted plan shall include details of management of any flat/shallow pitched roofs within the site which may be attractive to nesting, roosting and loafing birds. Thereafter, the Bird Hazard Management Plan shall be implemented as approved following completion of the building and shall remain in force for the life of the building. No subsequent alterations are to be made to the management plan without first being submitted to and approved in writing by the Planning Authority.

9. Prior to the commencement of development on site, details of all external lighting including floodlights associated with the development and associated features and infrastructure shall be submitted to and approved in writing by the Planning Authority. All external lighting shown shall be positioned or designed as such that they do not directly face towards or shed light onto the intertidal habitat of the Inner Clyde Special Protection Area to the south of the site or the residential properties to the north of the site. Thereafter, the approved external lighting arrangements shall be erected in strict accordance with the approved details and maintained as such in their approved positions. No changes to the location or positioning of the lighting shall be undertaken unless otherwise agreed in writing by the Planning Authority.

10. Prior to the commencement of development on site, details of a 2 metre high screen fence to be erected along the entire southern boundary of the site is submitted to and approved in writing by the Planning Authority. The fence shall be comprised of a fully opaque material such that human activity within the site shall not be visible to birds utilising any are of the Inner Clyde Special Protection Area lying within 150 metres of the development site. Thereafter the approved screen shall be erected on site and must be maintained in an adequate condition throughout all construction activity taking place between

the 15th September to 30th March (inclusive). It shall be removed on completion of the construction activity associated with the development.

11. All piling works associated with the construction of the development which are being undertaken during the period of the year from the 15th September to the 30th March shall be undertaken using a helical displacement method.

12. All works and associated activity related to the breaking up of the hard-standing of the temporary car parks associated with the development shall only take place in the period of the year between the 1st April and 14th September inclusive.

13. Prior to the commencement of development on site, details of the Sustainable Urban Drainage System (SUDS) and its maintenance following installation shall be submitted for the further written approval of the Planning Authority and implemented as approved. The SUDS scheme shall thereafter be formed in accordance with the approved details prior to the occupation of the approved 'Surgical Centre' extension and maintained as such thereafter.

14. Notwithstanding the Travel Plan (Dated: August 2018) submitted, prior to the occupation of the approved 'Surgical Centre' extension, a revised and updated 'Green Travel Plan' shall be submitted to and approved in writing by the Planning Authority. This 'Green Travel Plan' shall provide (but not be limited to) the following:

    - Specific details demonstrating how sustainable travel information will be conveyed and provided to staff, patients and visitors alongside details and figures regarding flexible working patterns and remote working for staff.

    - Details regarding how pedestrians and cyclists will be given priority within the site, including through the provision of Cycle Friendly Employer Level Facilities.

    - A Parking Management Plan for remaining car trips which outlines measures to prioritise parking for essential users and actively discourage car travel by other users. This shall encompass a consideration and an assessment of nearby road networks within the locality of the Hospital complex where there are currently no parking issues experienced by local residents and businesses.

    Thereafter, the approved 'Green Travel Plan' and all associated measures and proposals shall be implemented prior to the extension coming into operational use and maintained as such in strict accordance with the approved 'Green Travel Plan' unless otherwise agreed in writing by the Planning Authority.

15. Further to condition 14 and eighteen months after the approved 'Surgical Centre' extension becomes fully operational, a parking review including a methodology statement, to first be agreed with the Planning Authority, shall be

undertaken to ascertain levels of parking and the associated effectiveness of the measures associated with the implementation of the approved Green Travel Plan. The review shall include the percentage uptakes of sustainable travel methods among staff, patients and visitors as proposed in the Green Travel Plan and establish whether there are any parking related problems associated with the development. The findings and recommendations of the review shall be submitted for the written approval of the Planning Authority and any actions recommended in the review shall be implemented in a timescale agreed with the Planning Authority.

16. The approved remediation scheme (Remediation Strategy, Dated August 2019) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Local Planning Authority.

17. The presence of any previously unexpected 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 site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.

18. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall also be free from metals, plastic, wood, glass, tarmac, paper and odours. On completion of the works and at a time and or phasing agreed by the Planning Authority, the developer shall submit a validation report containing details of the source of the material and associated test results to demonstrate its suitability for use.

19. Prior to the approved ‘Surgical Centre’ extension becoming operational on site, all maximum noise output limitation and noise attenuation measures shall be implemented and installed in full accordance with the details set out in the approved ‘Plant Noise Impact Assessment’ Report (Rev 01, Dated 17th April 2020). Once installed and in place, the noise output level limitations and associated attenuation measures shall thereafter be retained and maintained as such on site for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.

20. Further to Condition 19 above, within 4 weeks of the approved 'Surgical Centre' extension becoming operational on site, a 'Verification Report' demonstrating compliance and validation of the maximum noise projections and noise attenuation measures detailed within the approved 'Plant Noise Impact Assessment' Report (Rev 01, Dated 17th April 2020) shall be submitted to and approved in writing by the Planning Authority. This report shall also include an assessment of the effectiveness of the noise mitigation measures associated with the detached 'Pump House' and 'Back-up Generators' pursuant to Condition 5 above. This report shall be prepared and undertaken by an independent consultant and the measurements shall be carried out in accordance with BS4142:2014 – "Methods of rating and assessing industrial and commercial sound" (with respect to current best practice). These levels and measures as agreed and validated within the approved verification report shall be maintained for the lifetime of the development thereafter unless otherwise agreed in writing by the Planning Authority.

21. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.

22. During the period of construction, all works and ancillary operations (including piling) which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:

    • Mondays to Fridays: 0800-1800
    • Saturdays: 0800-1300
    • Sundays and public holidays: No working

23. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1984 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.

24. No development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust

arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.

25. Prior to the occupation of approved 'Surgical Centre' extension, the developer shall install the necessary infrastructure to enable the full development and all associated properties to be connected to the existing fibre optic network, where available in West Dunbartonshire, and in accordance with the relevant telecommunications provider's standards.

DC20/003 – Planning Permission in Principle for three houses at land at former site of Dunclutha at Parkhall Road, Clydebank by Mr B. Donaghy.

REFUSE planning permission for the following reasons:-

1. The proposal is contrary to Policies H5, GD1, E4 and E5 of the West Dunbartonshire Adopted Local Plan (2010), Policies BC4 and GN5 of the West Dunbartonshire Local Development Plan 1: Proposed Plan (2016) and Policies H4 and E4 of the West Dunbartonshire Local Development Plan 2: Proposed Plan (2018) as the proposal is considered to be over development of the site that would result in the loss of existing trees which are of significant amenity value and contribute to the appearance and character of the wider residential area.

2. An appropriate Tree Survey has not been submitted in order to demonstrate that the development will not compromise or adversely impact upon both protected and unprotected trees within the site and the neighbouring site. Due to the absence of such information, the proposal is therefore contrary to the specific requirements of Policy E5 of the West Dunbartonshire Adopted Local Plan (2010).

3. The proposed three houses are likely to have a lower level of amenity due to inadequate sun penetration or daylighting by reason of site and plot orientation and proximity to existing trees which may lead to the loss of further trees in the future that make a valuable contribution to the character and amenity of the area.

4. An appropriate Habitat/Ecological Assessment has not been submitted in order to demonstrate that the proposal will not compromise and detrimentally impact upon potential biodiversity and wildlife within the site and the immediate surrounding area. Due to the absence of such information the proposed development is contrary to policy E1 of the West Dunbartonshire Local Plan (2010), policy GN5 of the West Dunbartonshire Local Development Plan 1: Proposed Plan (2016) and policy ENV1 of the West Dunbartonshire Local Development Plan 2: Proposed Plan (2018).

DC20/028 – Erection of 62 unit residential development with associated access road, infrastructure, open space and landscaping at land adjacent to Miller Street, Clydebank by Miller Homes.

MINDED TO GRANT planning permission and that authority be delegated to the Planning, Building Standards and Environmental Health Manager to issue the decision subject to the following conditions, and subject also to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure a financial payment towards open pace provision in the local area:-

1. Prior to the commencement of development on site, exact details, specifications and samples of all proposed external materials to be used for the houses within the development site shall be submitted to and approved in writing by the Planning Authority. This shall include details of all materials and finishes as scheduled and annotated on the approved plan 'Site Layout (Drawing No. 001 Rev B)'. Thereafter, the development shall be completed in strict accordance with the approved material details and palette.

2. Further to condition 1 above, the brick type to be used for the elevation treatment of all houses within the development site shall be of the 'Western Blend Precon (Masonry Finish)' specification and variety. For the avoidance of doubt, the details, specification and samples of the final brick type provided in response to Condition 1 shall be predominantly red in tone and colour and shall be of tumbled finish.

3. Further to Conditions 1 and 2 above, prior to the approved brickwork associated with any house being constructed or installed on site, a sample panel of this brickwork shall be constructed on site in order for it and the associated mortar to be reviewed, inspected and approved in writing by the Planning Authority. Thereafter, the development shall be completed in strict accordance with the approved brick details.

4. Notwithstanding the plans hereby approved including 'Site Layout (Drawing No. 001 Rev B)', prior to the commencement of development on site, full details of all hard and soft boundary treatments for across the site shall be submitted to and approved in writing by the Planning Authority. These details shall also include a variety of boundary treatments including the use of brick walls for the front, side and rear curtilages of residential properties within the site. Thereafter, the approved boundary treatments arrangements shall be installed prior to the occupation of any associated houses unless otherwise agreed in writing by the Planning Authority and maintained as such thereafter for the lifetime of the development.

5. Prior to the commencement of development on site, details of alternative boundary treatments and means of enclosure for the existing substation building located on the north east corner of the site shall be submitted to and approved in writing by the Planning Authority. The details shall include a brick treatment and the approved boundary treatment details shall be undertaken and completed prior to the occupation of any houses within the site and

maintained as such thereafter for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.

6. Prior to the commencement of development on site, full details of all path upgrade works as indicated on approved plan 'Site Layout (Drawing No. 001 Rev B), including material finishes, surfaces, levelling works and associated landscaping shall be submitted to and approved in writing by the Planning Authority. This shall include specific details for the works to the existing footpath located on the north eastern side boundary of the development site and the existing path located immediately neighbouring the site to the west. Thereafter, the path upgrade and improvement works approved shall be undertaken in full and completed prior to the occupation of any houses within the site unless otherwise agreed in writing by the Planning Authority.

7. Prior to the commencement of development on site, full details of the design, appearance, height and location of all retaining walls and other retention features and associated levelling works across the site shall be submitted to and approved in writing by the Planning Authority. Thereafter, the agreed retention and levelling details shall be implemented prior to the occupation of any associated houses unless otherwise agreed in writing by the Planning Authority. No changes or deviations from the approved and agreed levels and retention arrangements shall be undertaken without the further written consent of the Planning Authority.

8. The development hereby approved shall be constructed strictly in accordance with the finished site levels and finished floor levels as shown on approved plan 'Levels Layout for Planning (Drawing No E03 Rev A)'. Any alterations to these finished site and floor levels shall first be agreed in writing with the Planning Authority.

9. Prior to the commencement of development on site, details of the design and location of cycle storage provision, street furniture (including bin stores) and external lighting, shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the houses and thereafter maintained, unless otherwise agreed in writing with Planning Authority.

10. The soft landscape arrangements approved under drawing 'Landscape Proposals (Drawing No.109/103/02 Rev C)' including the associated planting schedule and maintenance arrangements shall be implemented no later than the next appropriate planting season or after occupation of the 30th property. Any trees, shrubs or plants forming part of the approved landscape scheme which die, are removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced in the next planting season with others of similar sizes and species unless the Planning Authority gives written approval to any variation. The landscaping arrangements as approved shall thereafter be maintained in accordance with these details for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.

11. Notwithstanding approved plan ‘Play Area Landscape Proposals (Drawing No. 109.103.02 Rev B), a revised ‘Play Equipment Strategy’ for the site shall be submitted to and approved in writing by the Planning Authority. This shall include (but not be limited to) the following:

- Incorporate the reuse of existing trees within the site which are being felled as part of the development to create natural forms of play equipment.

- Details and specifications of other forms of natural play equipment and structures which offer design solutions that effectively navigate and manage the increase in gradient of the central public open space area within the site.

- Provide full details regarding the maintenance arrangements for all play equipment and associated features within the site.

Thereafter, the approved play equipment strategy and all associated features and specifications shall be installed prior to the completion of the 30th unit within the development unless otherwise in agreed in writing by the Planning Authority and maintained in accordance with the approved details for the lifetime of the development.

12. Prior the commencement of development on site and further to Sections 4.2.2 and 4.3.3 of the approved ‘Extended Phase 1 Habitat Survey (Dated September 2019), both an otter and bat survey and report (prepared and undertaken by a competent and qualified ecologist) shall be submitted to and approved writing by the Planning Authority. These surveys shall be undertaken a minimum of 6 weeks prior to any construction work commencing on site. Thereafter, any recommendations or mitigation measures contained within the reports shall be implemented prior to works commencing on site and shall be maintained as such for the lifetime of the development.

13. All construction work on site relevant to the application shall be carried out in accordance with the recommendation and mitigation measures outlined within Section 4 of the approved ‘Extended Phase 1 Habitat Survey’ (Dated September 2019). These measures and recommendations shall remain in effect until all construction work associated with the development is complete on site.

14. Further to condition 12 and 13 above, all ground or vegetation clearance works, including any tree felling or demolition works, shall take place outwith the main bird breeding season (i.e. outwith the period of April to July inclusive), and no demolition or ground or vegetation clearance works are permitted between April to July in this respect. If this is not possible, a suitably qualified ornithologist/ecologist shall be engaged to survey any buildings, grounds and trees immediately prior to such works to advise the applicant/contractor/developer of a bird nesting activity and of any actions required to protect birds.

15. Prior to the occupation of the 30th housing unit within the site, the drainage of surface water shall be completed in accordance with the approved Sustainable Urban Drainage System (SUDS) design, as set out in the approved 'Drainage Strategy Report' (Dated August 2019) and the approved plans. The SUDS and associated features including the planted swales once installed shall thereafter be maintained on site in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.

16. No house shall be occupied within the site until the vehicle parking spaces associated with that house unit have been constructed provided within the site in accordance with approved plan 'Site Layout (Drawing No. 001 Rev B)'. Further to the approved plans, each vehicular parking space shall be constructed to include a marking which clearly identifies it to the house number it is to be attributed within the site or alternatively be marked to identify it as a visitor parking space where relevant. The aforementioned parking shall thereafter be retained and be capable of use at all times and shall not be removed or altered without the prior written approval of the Planning Authority.

17. Further to condition 16 above and unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development with the site, details of the location and design of an electric charging point(s)/unit(s) to serve the development shall be submitted to and approved in writing by the Planning Authority. The approved car charging point(s)/unit(s) and associated infrastructure shall thereafter be installed in accordance with the approved details at a timescale agreed by the Planning Authority and maintained as such thereafter.

18. Notwithstanding the plans hereby approved including 'Site Layout (Drawing No. 001 Rev B), specific details of traffic calming measures and features to be incorporated into the junctions and accesses at Kilbowie Road and Miller Street from within the development site shall be submitted to and approved in writing by the Planning Authority. The measures proposed shall include the use of speed tables or similar features and shall all be designed with the intention to inform drivers that the road network is residential in nature. Thereafter, the approved traffic calming measures and features shall be installed prior to the occupation of any house within the site and shall be maintained as such within the site for the lifetime of the development.

19. Within twelve months of the occupation of the last house within the development and no sooner than 6 months after full occupation, a vehicle count survey shall be undertaken to ascertain volumes and levels of vehicle movements entering and exiting the site from Kilbowie Road and Miller Street respectively. The findings and recommendations of the survey shall be submitted to and approved in writing by the Planning Authority. If required by the review, any measures to reduce or deter such vehicle movements and address any traffic issues identified shall be formed and installed on site at a timescale to be agreed in writing by the Planning Authority. Thereafter, these

measures shall be maintained as such within the site for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.

20. Unless otherwise agreed in writing, no development shall commence on site until a Travel Plan which includes details promoting sustainable travel to and from the site and appropriate measures and actions to reduce car dependence for the development is submitted for the written approval of the Planning Authority. The Travel Plan shall include details of the contents of an information pack which will be provided to future occupants of the development to ensure that they are aware of their public transport and active travel options available within the area. The approved Travel Plan and all associated measures and actions shall be in place and implemented in full prior to the occupation of the 1st house associated with the development and maintained as such unless otherwise agreed in writing by the Planning Authority

21. Notwithstanding the 'Ground Investigation Report' (Dated February 2020) submitted, 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 the 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.

22. 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.

23. 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 remediation works and prior to any house 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.

24. If required, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the scheme shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed by the Planning Authority in consultation with Environmental Health measures. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved in writing by the Planning Authority.

25. The presence of any previously unexpected 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 site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.

26. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall be free from metals, plastic, wood, glass, tarmac, paper and odours. Prior to placement of any of the material, the developer shall submit a validation report for the approval in writing of the Planning Authority and it shall contain details of the source of the material and associated test results to demonstrate its suitability for use. Thereafter the development shall be undertaken in accordance with the approved details.

27. 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 and take into account the following:

    - The impact of the piling on surrounding properties.

- Detail any procedures which are required to minimise the impact of noise and vibrations on the occupants of surrounding properties.

This statement as submitted shall be prepared by a suitably qualified person and shall take into account the guidance contained in BS6472:1984 'Evaluation of Human Response to Vibration of Buildings'. The piling works shall thereafter be carried out in accordance with the approved method statement until they are completed on site.

28. No development shall take place on site until such time as a Noise Impact Assessment has been submitted to and approved in writing by the Planning Authority. This Noise Impact Assessment (alongside any recommendations in respect of attenuation measures) shall be prepared by a suitably qualified person and shall include an assessment of the potential for occupants of the development to experience noise nuisance arising from nearby industrial / commercial units and from the impact of road traffic noise. Where a potential for noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation scheme shall be implemented prior to the occupation of any of the houses within the site and shall thereafter be retained in accordance with the approved scheme unless otherwise agreed in writing by the Planning Authority.

29. Further to Condition 28 above, within 4 weeks of the completion of the development on site, a 'Verification Report' demonstrating compliance and validation of the maximum noise projections and effectiveness of the noise attenuation measures detailed within the approved 'Noise Impact Assessment' Report (approved through Condition 25) shall be submitted to and approved in writing by the Planning Authority. This 'Verification Report' shall be prepared and undertaken by an independent consultant and the measurements shall be carried out in accordance with BS4142:2014 - "Methods of rating and assessing industrial and commercial sound" (with respect to current best practice). These levels and measures as agreed and validated within the approved verification report shall be maintained for the lifetime of the development thereafter unless otherwise agreed in writing by the Planning Authority.

30. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.

31. During the period of construction, all external works including piling and ancillary operations shall be carried out between the following hours and at no other time, unless otherwise agreed in writing by the Planning Authority:

- Mondays to Fridays : 0800 – 1800
- Saturdays: 0800 – 1300
- Sundays and public holidays: No Working

32. 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 has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.

33. No development shall commence on site until details for the storage and the collection of waste arising from the development shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior the occupation of the first housing unit/property within the site and thereafter maintained for the lifetime of the development.

34. Prior to the occupation of the first house within the site, the developer shall install the necessary infrastructure to enable the full development and all associated properties to be connected to the existing fibre optic network, where available in West Dunbartonshire, and in accordance with the relevant telecommunications provider's standards.