

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 6 December 2006 at 10.00 a.m.

Present: Provost Alistair Macdonald and Councillors Denis Agnew, Dennis Brogan, Douglas McAllister, Linda McColl, Marie McNair and Connie O'Sullivan.

Attending: Irving Hodgson, Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services); Alasdair Gregor, Planning Services Manager; Nigel Ettles, Principal Solicitor; Pamela Clifford, Section Head – Development Management; Sean McDaid, Team Leader – Development Management; Karen McChesney, Planning Officer; and Fiona Anderson, Administrative Assistant – Legal and Administrative Services.

Councillor Douglas McAllister in the Chair

MINUTES OF PREVIOUS MEETING

10786 The Minutes of Meeting of the Committee held on 1 November 2006 were submitted and approved as a correct record.

NOTE OF VISITATIONS

10787 A Note of Visitations carried out on 31 October 2006, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

10788 Reports were submitted by the Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services) in respect of the following planning applications.

DECLARATION OF NON-FINANCIAL INTEREST

10789 Provost Macdonald declared a non-financial interest in the following item of business and left the meeting while the application was being considered.

Continued Application**(a) DC06/077 – Mixed use development comprising new adult centre, children’s therapy centre and residential development (outline) at Auchentoshan Estate, Clydebank**

- 10790 It was noted that the undernoted reports had been submitted in respect of this application:-
- (i) report by the Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services), giving further clarification in relation to determination of this outline planning application;
 - (ii) report by the Director of Housing, Regeneration and Environmental Services, which had been submitted to the Planning Committee on 4 October and 1 November, 2006; and
 - (iii) report by the Director of Housing, Regeneration and Environmental Services, which had been submitted to the Planning Committee on 6 September, 2006.
- 10791 Reference was made to the site visit undertaken in respect of this application.
- 10792 Having heard the Planning Services Manager in further explanation it was noted that, in the event of the Committee being minded to approve this application, it would require to be referred to the Scottish Ministers.
- 10793 The Convener, Councillor McAllister, invited the undernoted objectors to address the Committee in turn and they made their views on the application known:-
- Stuart Divers;
 - Sam Gibson on behalf of Clydebelt;
 - Gilbert Howatson on behalf of Parkhall and North Kilbowie Community Council; and
 - Ms Linda Shearer-Newall.
- 10794 The Convener then invited Iain McInnes, Chairman of Bobath, to address the Committee and he was heard in support of the application. In addition, Mr McInnes confirmed to the Committee that Bobath had no involvement with the housing development element of the application.
- 10795 The Convener also invited Mrs Betty Macdonald, on behalf of the Carers of Service Users at Auchentoshan Centre, supporters of the application, to address the Committee and she made their views on the application known.

- 10796 The Planning Services Manager was heard in response to Members' questions and in further elaboration and confirmation that this planning application was for outline permission. The Committee noted that the details of the development would require to be approved at a later date.
- 10797 Following discussion and having heard Councillor McAllister, it was agreed on the motion of Councillor McColl, seconded by Councillor O'Sullivan, that the Committee was minded to grant outline planning permission subject to the conditions specified in the reports, details of which are contained in Appendix 2 hereto.
- 10798 Councillor McAllister confirmed that the application would now require to be referred to the Scottish Ministers on account of the Council's interest in the site and the fact that it would involve a departure from the statutory development plan within a defined Greenbelt.
- 10799 Councillor Agnew who had failed to obtain a seconder for a proposed motion, requested that his dissent to this decision be recorded.

ADJOURNMENT

- 10800 Having heard Councillor McAllister, the Committee agreed to adjourn for a short period.
- 10801 The meeting reconvened at 11.15 a.m. with all those Members shown on the sederunt in attendance including Provost Macdonald.

New Applications

(b) DC06/143 – Erection of flatted development comprising 16 units with associated parking at the site of Dunclutha, Parkhall Road, Clydebank

- 10802 Reference was made to the site visit undertaken in respect of this application.
- 10803 The Convener, Councillor McAllister, invited the undernoted objectors to address the Committee in turn and they made their views on the application known:-
- Mr David Thorburn on behalf of Parkhall Tenants and Residents Association; and
 - Mr Gilbert Howatson, on behalf of Parkhall and North Kilbowie Community Council.
- 10804 The Convener invited Mr Colin Machin of Machin Associates, Agent to the Applicant, to address the Committee in support of the application.

10805 After discussion and having heard the Planning Services Manager and the Team Leader – Development Management, Councillor Agnew, seconded by Councillor Brogan, moved:-

10806 To refuse the application, contrary to the Acting Director's recommendation, on the grounds that the development would have a detrimental effect on the residential amenity of the area in terms of scale, density, numbers and design which does not reflect the character of the surrounding area.

10807 As an amendment, Councillor O'Sullivan, seconded by Councillor McColl, moved:-

10808 To grant planning permission subject to the conditions detailed in the Acting Director's report as it was considered that the applicant had addressed the Reporter's concerns following the previous appeal decision.

10809 On a vote being taken, two Members voted for the amendment and five for the motion. The motion was accordingly declared carried.

10810 The Committee noted that the applicant would again have the right of appeal.

(c) DC06/217 – Erection of residential development (outline) at the site of Diamond Power, Glasgow Road, Dumbarton

10811 Having heard the Convener, Councillor McAllister, the Committee agreed that planning permission be granted subject to conditions specified in the report, details of which are contained in Appendix 2 hereto.

(d) DC06/295 – Erection of 37 detached dwellinghouses with garages and formation of access road at the site of former Keil School, Helenslee Road, Dumbarton

10812 Reference was made to the site visit undertaken in respect of this application.

10813 Provost Macdonald indicated that as he had not attended the site visit he would not participate in the consideration of this application.

10814 The Convener, Councillor McAllister, invited Dr Keith Futter who had made representation in relation to the application, to address the Committee. Dr Futter made his views known regarding:-

- (i) limiting the impact of the development on the flora and fauna on the adjacent land; and

- (ii) raising awareness of the Brucehill area, the land adjacent to the site, which is designated as Dumbarton's first local nature reserve.

10815 The Planning Services Manager was heard in further elaboration and in response to Members' questions.

10816 The Convener invited Mr Gerald Moran who had made representation in relation to the application, to address the Committee and he made his views on the application known.

10817 Having heard the Planning Services Manager and after discussion, the Committee agreed that planning permission be granted subject to conditions specified in the report, details of which are contained in Appendix 2 hereto, together with any additional condition considered to be appropriate for the protection of the flora and fauna in the adjoining area of Brucehill.

APPEAL NOTIFICATIONS: DUMBARTON ROAD, OLD KILPATRICK; 127 RIDDELL STREET, CLYDEBANK; AND RENTON ROAD, DUMBARTON

10818 A report was submitted by the Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services) informing of the submission of three planning appeals.

10819 The Committee agreed to note:-

- (a) that an appeal against the refusal of planning permission for the erection of a 14.7m high telecommunications monopole and the installation of two equipment cabinets at Dumbarton Road, Old Kilpatrick would be dealt with by way of written submissions and a site visit by a Reporter;
- (b) that an appeal against the refusal of planning permission for the change of use of a disused laundrette into a hot food takeaway, together with external alterations and the installation of an extract flue at 127 Riddell Street, Clydebank would be dealt with by way of written submissions and a site visit by a Reporter; and
- (c) that an appeal against the refusal of planning permission for the erection of a garden centre with shop/administration area, greenhouse, store and new access with parking at Renton Road, Dumbarton would be dealt with by way of a hearing.

The meeting closed at 12.00 noon

PLANNING COMMITTEE

NOTE OF VISITATIONS – 31 OCTOBER 2006

- Present:** Provost Alistair Macdonald and Councillors Douglas McAllister, Denis Agnew and Marie McNair.
- Attending:** Alasdair Gregor, Planning Services Manager; and Fiona Anderson, Administrative Assistant - Legal and Administrative Services.
- Apologies:** Councillor Linda McColl.

SITE VISITS

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

DC06-239 – Erection of residential development comprising 36 flats and 13 houses at Dean Street/Cochno Street, Clydebank; and

DC06-255 – External alternations to building to install roller shutter doors, removal of lean-to extension at front and formation of wash bay and vehicle inspection pit to rear, infilling and culverting part of Mill Lade (retrospective) at Thistle Works, Dalquhurn Estate, Renton.

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE
PLANNING COMMITTEE ON 6 DECEMBER 2006**

**DC06/077 – Mixed use development comprising new adult centre, children's
therapy centre and residential development (outline) at Auchentoshan Estate,
Clydebank**

Minded to GRANT permission subject to the following conditions:-

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 Housing, Regeneration 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. No development shall take place 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 submitted to and agreed in writing by the Director of Housing, Regeneration and Environmental Services. Thereafter, the developer shall ensure that the programme of agreed 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 Housing, Regeneration and Environmental Services.
3. At the same time as the Reserved Matters, detailed plans shall be submitted which clearly illustrate in cross-section form, the existing and proposed ground levels, the finished floor levels of the proposed development and the extent of any under-building involved. The floor levels shall clearly relate to a Fixed Datum Point on the site which shall be clearly identified on the submitted plans.
4. All new roads and footpaths within the site, and those existing roads and footpaths utilised to access the site (including the junction onto Mountblow Road), shall be constructed to or upgraded to the specifications required in the Council's adopted Roads Development Guide. Details of these works shall be submitted for the agreement of the Director of Housing, Regeneration and Environmental Services along with the Reserved Matters.
5. Full details, including phasing, of a surface water drainage scheme shall be submitted along with the Reserved Matters.

6. The existing trees and shrubs on site shall not be lopped, topped, felled, lifted, removed or disturbed in any way without the prior written consent of the Director of Housing, Regeneration and Environmental Services.
7. At the same time as Reserved Matters, the developer shall submit a detailed survey 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 which over-hang onto the site shall also be included). Those trees which it is proposed to retain and those to be felled or remove shall be identified.
8. No development shall commence on the site until the trees marked for retention in the aforementioned plan, have been protected by suitable fencing erected around the extremities of the crowns of these trees. Details of this fencing shall be submitted for the consideration and written approval of the Director of Housing, Regeneration and Environmental Services prior to commencement of works.
9. During all construction works on site, including the provision of services, any excavation works through root areas shall only be undertaken by hand.
10. The development shall be landscaped in accordance with a scheme which shall be submitted along with the Reserved Matters. 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 earth mounding, 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 Housing, Regeneration 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 Housing, Regeneration 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.
11. Full details of the design and location of all fences and walls to be erected on the site shall be submitted along with the Reserved Matters.
12. Full details of all hard surfacing to be provided on the site shall be submitted along with the Reserved Matters.
13. 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 Housing, Regeneration and Environmental Services.

14. 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.
15. No dwellinghouse shall be occupied until the vehicle parking spaces and turning area has been provided within the site in accordance with the approved plan. The space shall thereafter be kept available for parking at all times.
16. If during demolition, site preparation or construction, the presence of any contamination of the ground within the site is detected, this shall be reported to the Director of Housing, Regeneration and Environmental Services within one week. At this stage, if requested by the Director of Housing, Regeneration and Environmental Services, a comprehensive contaminated land investigation shall be carried out and appropriate mitigation measures shall be agreed with the Director of Housing, Regeneration and Environmental Services.
17. 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 with the Council) shall be carried out only between the hours of 08.00 and 18.00 Monday to Saturday inclusive, and not at all on a Sunday or Public Holiday.
18. During all demolition and construction works the plant and machinery used shall 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.

DC06/217 – Erection of residential development (outline) at the site of Diamond Power, Glasgow Road, Dumbarton

Permission GRANTED subject to the following conditions:-

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 Housing, Regeneration 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 in accordance with the advice issued in Planning Advice Note No.62 shall be submitted for the approval of the Director of Housing, Regeneration and Environmental Services.

3. 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 Housing, Regeneration and Environmental Services and thereafter implemented in accordance with such approved details and thereafter retained for the life of the development.
4. 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 Housing, Regeneration and Environmental Services. The SUDS shall be designed in accordance with the CIRIA C521 Design Manual for Scotland and Northern Ireland.
5. At the same time as the submission of the reserved matters, detailed plans shall be submitted for the approval of the Director of Housing, Regeneration 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.
6. 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 Housing, Regeneration 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.
7. Where the risk assessment referred to in condition 6 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 Housing, Regeneration 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.
8. Remediation of the site shall be carried out in accordance with the approved remediation plan referred to in condition 7 above. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Director of Housing, Regeneration and Environmental Services.
9. On completion of the remediation works referred to in condition 8 above, and prior to the site being occupied, the developer shall submit a report to the Director of Housing, Regeneration and Environmental Services to confirm that the works have been carried out in accordance with the approved remediation plan.

10. 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 Housing, Regeneration and Environmental Services within one week. At this stage, if requested by the Director of Housing, Regeneration and Environmental Services, a comprehensive contaminated land investigation shall be carried out.
11. 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 Housing, Regeneration 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.
12. 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.
13. 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.
14. 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 Housing, Regeneration and Environmental Services.
15. At the same time as the submission of the reserved matters full details of noise mitigation measures to protect the proposed residential properties from noise from the railway line shall be submitted for the approval of the Director of Housing, Regeneration and Environmental Services.
16. 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.
17. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Housing, Regeneration and Environmental Services prior to any work commencing on the site.

18. 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 Housing, Regeneration and Environmental Services.
19. 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 Housing, Regeneration and Environmental Services.
20. 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 Housing, Regeneration and Environmental Services.
21. 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.
21. No dwellinghouse shall be occupied until the vehicle parking spaces and turning areas have been provided within the site in accordance with the approved plan. The spaces shall thereafter be kept available for parking at all times.
23. 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.
24. Should the demolition of the factory buildings not commence by the end of March 2007 the demolition works should not begin unless a targeted re-survey for the presence of bats is undertaken. This should be carried out by a suitably experienced surveyor. The results of the survey shall be submitted for the written approval of Director of Housing, Regeneration and Environmental Services in conjunction with Scottish Natural Heritage. The survey shall include details of mitigation measures and details of the method of translocation of this protected species.
25. There should be no felling or cutting back of trees or scrub during the bird breeding season (March to July inclusive) unless a survey by a suitably qualified person has shown that no nests that are in use or being built could be damaged.
26. At the same time as the submission of the reserved matters specific details of the landscaping to be carried out along the southern edge of the site adjacent to the railway line shall be submitted for the approval of the Director of Housing, Regeneration and Environmental Services.
27. At the same time as the submission of the reserved matters details of the proposed vehicular access into the site, including the proposed sightlines and any measures to increase/improve visibility, shall be submitted for the

approval of the Director of Housing, Regeneration and Environmental Services.

DC06/295 – Erection of 37 detached dwellinghouses with garages and formation of access road at the site of former Keil School, Helenslee Road, Dumbarton

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. The section of Helenslee Road identified in blue on drawing no. 2715 (PL) 000 Rev A shall be Stopped Up in accordance with the terms of Section 207 of the Town and Country Planning (Scotland) Act 1997 prior to the commencement of any development on site. This section of road shall then be grubbed up and the area landscaped at the same time as the formation of the new access into the site.
3. Prior to commencement of development, a comprehensive contaminated land investigation shall be submitted for the approval of the Director of Housing, Regeneration and Environmental Services. The investigation shall be completed in accordance with a recognised code of practice such as BS 10175: 2001, "The Investigation of Potentially Contaminated Sites – Code of Practice". The report must include a site specific risk assessment of all relevant pollutant linkages, as required in Scottish Executive Planning Advice Note 33.
4. Where the risk assessment identifies any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted for the further approval of the Director of Housing, Regeneration and Environmental Services. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Director of Housing, Regeneration and Environmental Services.
5. Remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Director of Housing, Regeneration and Environmental Services. On completion of the development the developer shall submit a report for the written approval of the Director of Housing, Regeneration and Environmental Services confirming that the works have been carried out in accordance with the remediation plan.
6. 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 Housing, Regeneration and Environmental Services within one week. At this stage, if requested by the

Director of Housing, Regeneration and Environmental Services a comprehensive contaminated land investigation shall be carried out.

7. The Sustainable Urban Drainage System shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created. The method of disposal should be included in the drainage impact assessment which should be submitted to, and approved in writing by, the Director of Housing, Regeneration and Environmental Services.
8. 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 to exceed the levels to be agreed in writing with the Director of Housing, Regeneration and Environmental Services. The applicant is required to contact the Public Health and Pollution Section not less than fourteen days prior to works commencing on site.
9. 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 with the Council, shall be carried out only between the hours of 8am and 6pm Monday to Saturday inclusive, and not at all on Sundays or Public Holidays.
10. In order to minimise nuisance in the surrounding area from noise and vibrations during all demolition and construction works the plant and machinery used shall 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 reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.
11. Where piling works are proposed account must be taken of the guidance in BS6472: 1984 "Evaluation of human response to vibration in buildings". A competent person must carry out an assessment of which the findings require to be submitted to, and approved in writing by, the Director of Housing, Regeneration and Environmental Services.
13. Prior to the commencement of work on site, a plan detailing the phasing of new build and listed building conversion works shall be submitted for the approval of the Director of Housing, Regeneration and Environmental Services.
14. No development shall commence on any of the new-build dwelling houses until binding contracts for the repair, restoration and conversion of the Listed Buildings on the site have been displayed to the Director of Housing, Regeneration and Environmental Services for his approval and he has confirmed in writing that they are satisfactory and that development can proceed.

15. The last 10 new-build dwelling houses on the site shall not be occupied until the repair, restoration and conversion of the Listed Buildings on the site have been completed to the satisfaction of the Director of Housing, Regeneration and Environmental Services in accordance with the plans approved under Ref. DC03/176.
16. In respect of condition 15, the phasing plan required by virtue of condition 13 shall include details of the last 10 new-build houses to be occupied, for the approval of the Director of Housing, Regeneration and Environmental Services.
17. Exact details and specifications of all proposed external finishing materials (including roofing materials, wooden eaves detailing and decorative railings) shall be submitted for the further approval of the Director of Housing, Regeneration and Environmental Services prior to any work commencing on the site.
18. The external doors and garage doors shown on the approved plans do not form part of this consent. Details of an alternative style of door that reflects the character of the building within a conservation area shall be submitted for the further written approval of the Director of Housing, Regeneration 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 (including retaining walls) to be erected on the site shall be submitted for the consideration and written approval of the Director of Housing, Regeneration and Environmental Services.
20. Prior to the erection of the dwellinghouses hereby approved, the extent of Helenslee Road to be brought up to adoptable standard, as shown on Drawing No. 908A shall be completed to the level of bottoming and bitmac base course to the satisfaction of the Director of Housing, Regeneration and Environmental Services.
21. Prior to the occupation of any house in this development all other 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 Housing, Regeneration and Environmental Services.
22. Prior to occupation of the last dwellinghouse in the development all roads and footpaths within and serving the development, including the extent of Helenslee Road identified in Drawing No. 908A, shall be completed to their final specification and adoptable standard to the satisfaction of the Director of Housing, Regeneration and Environmental Services.
23. Sightlines of 2.5m x 35m x 1.05m are to be provided and maintained at all new road junctions and car park accesses to the satisfaction of the Director of Housing, Regeneration and Environmental Services.

24. Prior to commencement of works, full details and specifications of all proposed works on Helenslee Road and internal site roads (including forward visibility splays, vertical alignment/gradient, horizontal alignment and supporting earthworks) shall be submitted in accordance with the Roads Development Guide and The Design Manual for Roads and Bridges for the approval of the Director of Housing, Regeneration and Environmental Services.
25. Prior to commencement of works, full details of the proposed traffic calming scheme shall be submitted for further approval and be provided on site to the satisfaction of the Director of Housing, Regeneration and Environmental Services.
26. Sightlines of 2.0m x 20m x 1.05m are to be provided and maintained at all driveways to the satisfaction of the Director of Housing, Regeneration and Environmental Services.
27. Prior to commencement of works full details of the footpath to be formed between plots 31 and 32 shall be submitted for further approval of the Director of Housing, Regeneration and Environmental Services.
28. The development shall be landscaped in accordance with the scheme submitted, Drawing Nos. LO1, LO2, LO3 and LO4 and Landscape Works Schedule (August 2006) to the satisfaction of the Director of Housing, Regeneration and Environmental Services, 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 Housing, Regeneration and Environmental Services; and
 - (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 Housing, Regeneration 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.

The developer is reminded that all trees planted will form part of the Tree Preservation Order which covers the site.

29. Prior to the commencement of the development hereby approved details of the landscaping to be carried out in the area highlighted on Drawing No. (PL) 001 Rev F shall be submitted for the written approval of the Director of Housing, Regeneration and Environmental Services. Thereafter the agreed landscaping shall be carried out at the same time as Helenslee Road is constructed to basecourse level.

30. Prior to the commencement of development the removal of the stone boundary wall to create the new vehicular into the site and the driveways into Plots 5, 6 and 7 requires the benefit of a separate Conservation Area Consent.
31. Prior to commencement of works details of the re-use of the stone material from the boundary wall (highlighted in blue on Drawing No. (PL) 001 Rev F) shall be submitted for approval of the Director of Housing, Regeneration and Environmental Services.
32. Prior to commencement of works, full details of the bin storage areas shall be submitted for the consideration and approval of the Director of Housing, Regeneration and Environmental Services.
33. Prior to commencement of works, full details of all hard surfacing to be provided on site, including any patio areas, shall be submitted for the approval of the Director of Housing, Regeneration and Environmental Services.
34. The garages shall be used solely for purposes incidental to the use of the dwellinghouse on the site and no commercial activity shall be carried out in, or from any garage.
35. Prior to commencement of works, full details of a Sustainable Urban Drainage System shall be submitted for the approval of the Director of Housing, Regeneration and Environmental Services.
36. The works involved in taking down the sections of boundary wall to form the access into the site off Helenslee Road and at plots 5, 6 and 7 shall be carried out by hand to ensure the minimum disruption to the wall. The exposed wall ends shall be pointed using a mortar of a colour and texture to match the existing, particular care being taken to avoid covering the face of the masonry. Any new materials introduced shall match those of the existing wall.
37. Prior to work commencing on site further details of the proposed reconstruction of the wall ends and any piers or gate posts and gate to be added shall be submitted to meet with the further written approval of the Director of Housing, Regeneration and Environmental Services.
38. Prior to commencement of works, full details of how trees identified for retention, and their associated habitat including shrubs and ground flora, are to be protected during construction shall be submitted for the approval of the Director of Housing, Regeneration and Environmental Services. Further details shall be submitted showing protective measures for each tree in a schedule and an amended tree survey plan shall be submitted that shows the relationship between trees including crown area and the proposed development.

39. For the avoidance of doubt no trees or scrub shall be removed during the main bird breeding season (March to July inclusive).
40. As recommended in the Bat Survey carried out in July 2006 a licensed surveyor shall be present prior to the felling of those trees identified in Drawing Nos. SO5 Rev D, SO6 Rev A, SO7 Rev A and SO8 Rev A and the trees felled shall be left in-situ for 24 hours to allow any roosting bats, previously undetected, to leave.
41. The trees shaded in blue on Drawing Nos. SO5 Rev D, SO6 Rev A, SO7 Rev A and SO8 Rev A shall be reviewed during construction operations and shall not be removed without the prior written approval of the Director of Housing, Regeneration and Environmental Services. A method statement on their protection shall be submitted for further consideration prior to any earth-moving works being carried out in their vicinity.
42. During the entire construction phase, all night-time lighting should be directed away from the southern boundary wall and inter-tidal zone and face inwards towards the development.
43. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Director of Housing, Regeneration and 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 Housing, Regeneration and Environmental Services in agreement with the West of Scotland Archaeology Service.
44. Notwithstanding the provisions of Classes 1 and 3 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 the erection of any extensions or outbuildings at Plots 22 to 35 (excluding Plot 33) requires the benefit of a separate planning consent.