

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 1 March 2006 at 10.00 a.m.

Present: Councillors Denis Agnew, Dennis Brogan, Douglas McAllister, Linda McColl, Craig McLaughlin and Connie O'Sullivan.

Attending: Dan Henderson, Director of Development and Environmental Services; Alasdair Gregor, Planning Services Manager; Nigel Ettles, Principal Solicitor; Jameson Bridgwater, Section Head – Development Management; Keith Bathgate, Planning Officer; Jack McAulay, Section Head – Traffic and Transportation and Fiona Anderson, Administrative Assistant.

Apologies: Apologies for absence were intimated on behalf of Provost Alistair Macdonald.

Councillor Douglas McAllister in the Chair

MINUTES OF PREVIOUS MEETING

8343 The Minutes of Meeting of the Committee held on 1 February 2006 were submitted and approved as a correct record.

NOTE OF VISITATIONS

8344 A Note of Visitations carried out on 31 January 2006, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

8345 Reports were submitted by the Director of Development and Environmental Services in respect of the following planning applications.

Continued Application**(a) DC05/121 – Erection of residential development of 40 dwellinghouses with two access roads, pedestrian link and landscape works at Cochno Road, Clydebank**

8346 The Committee noted that Councillors Brogan and McLaughlin had not been present at the previous meeting when there had been a hearing in respect of this application, and therefore would be unable to participate in determination of the application.

8347 The Committee was advised that, as requested, the applicant had revised the layout of the development and had set the frontage of the five proposed houses fronting Cochno Road back by a further two metres which had impacted on the rest of the site.

8348 Having heard the Officers in further elaboration and in response to Members' questions, the Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto and a further condition concerning the provision of play equipment in Goldenhill Park by the applicant, the wording of which to be determined by officers of the Council.

New Applications**(b) DC04/477 – Erection of 23 townhouses, 219 flats and ground floor commercial space, conversion of distillery building into 67 flats and commercial space, and associated access, parking and public spaces at the former Allied Distillers site, Castle Street, Dumbarton.**

8349 Reference was made to the site visit undertaken in respect of this application.

8350 The Committee was advised by the Planning Services Manager that two objections submitted by Netherbog Residents (Flooded Properties) Action Group; and Scottish Power had now been withdrawn.

8351 The Convener, Councillor McAllister, invited Mrs Rose Harvie, Secretary of Silverton and Overtoun Community Council, an objector to the application, to address the Committee and she made her views on the application known.

8352 The Convener then invited Mr Donald Murray, Managing Director of Carvill (Scotland), Miss Nicole Murphy of Llewellyn Davies Yeang (agents for the applicant), and Mr Robin Duncan of Dougall Baillie Associates (highway consultants for the applicant), to present their case in support of this application, following which they were heard in response to Members' questions.

8353 After discussion and having heard the Convener, Councillor Agnew, seconded by Councillor McColl, moved:-

8354 To accept the officer's recommendation to refuse the planning application with the added caveat that the mill/still building should be retained but in a more imaginative way.

8355 As an amendment, Councillor McLaughlin, seconded by Councillor McAllister, moved:-

8356 That the application be refused for the reasons listed on Page 41 of the report, details of which are contained in Appendix 2 hereto.

8357 On a vote being taken, four Members voted for the amendment and two for the motion. The amendment was accordingly declared carried.

(c) DC05/273 – Erection of residential development (outline) at Dalquhurn Estate, John Street, Renton.

8358 Reference was made to the site visit undertaken in respect of this application.

8359 The Convener, Councillor McAllister, invited Mr James Conroy and Ms Christina King, objectors to the application, to address the Committee and they made their views on the application known.

8360 The Convener also invited Mr Steven Gibson of Cordale Housing Association, to present his case in support of this application.

8361 The Committee was advised that a further two objections from residents in John Street had now been received.

8362 After discussion and having heard the Convener, the Committee agreed that outline planning permission be granted subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto. It was indicated that the applicant should enter into dialogue with the objectors to discuss their concerns.

(d) DC05/334 – Erection of residential development of 12 flats and 8 dwellinghouses with associated parking and landscaping at Arthur Street/Albert Street/Victoria Street, Alexandria.

8363 Reference was made to the site visit undertaken in respect of this application.

8364 The Convener, Councillor McAllister, invited Mr Harkins, an objector to the application, to address the Committee and he made his views on the application known.

8365 After discussion and having heard the Convener, the Committee agreed that planning permission be granted, subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

**DEVELOPMENT AND ENVIRONMENTAL SERVICES DEPARTMENT:
QUARTERLY PERFORMANCE REVIEW FOR OCTOBER – DECEMBER
2005**

8366 A report was submitted by the Director of Development and Environmental Services informing of the performance of the Development and Environmental Services Department for the period October to December 2005.

8367 Having heard the relevant officers in further elaboration and in response to Members' questions, the Committee agreed to note the contents of the report.

**REMOVAL OF TREES AT 15 HELENSLEE ROAD, DUMBARTON AND
1 GLEDDOCH VIEW, DUMBARTON**

8368 A report was submitted by the Director of Development and Environmental Services:-

- (1) informing Members of breaches of planning control involving the removal of trees at 15 Helenslee Road, Dumbarton and 1 Gleddoch View, Dumbarton; and
- (2) seeking authority to take enforcement action to have the breaches remedied.

8369 The Committee agreed to authorise the serving of a Tree Enforcement Notice in relation to each of the above sites, requiring the submission of a suitable replanting scheme that ensures new trees will be planted and maintains the amenity of the Kirktonhill conservation area.

**APPEAL NOTIFICATIONS: 67 ANTONINE GARDENS, CLYDEBANK AND
1 CHAPELTON AVENUE, DUMBARTON; APPEAL DECISION: VACANT
SITE AT CLAREMOUNT, KIRKTON ROAD, DUMBARTON**

8370 A report was submitted by the Director of Development and Environmental Services informing of two appeals recently submitted to the Scottish Ministers, and one appeal which had been determined.

8371 The Committee agreed:-

- (1) to note that an appeal against the refusal of planning permission for the erection of a single storey rear extension to the dwellinghouse at 67 Antonine Gardens, Clydebank had been received and would be dealt with by way of written submissions;
- (2) to note that an appeal against the refusal of planning consent for the subdivision and extension to dwellinghouse to form two dwellings at 1 Chapelton Avenue, Dumbarton had been received and would be dealt with by way of written submissions; and
- (3) to note that an appeal against the refusal of planning permission for the erection of a 1½ - storey detached dwellinghouse within a vacant site in the Kirktonhill Conservation Area had been dismissed as the Reporter agreed that the proposal would have an adverse effect on the appearance and character of both the Conservation Area and the adjacent Listed Buildings.

The meeting closed at 11.18 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 31 JANUARY 2006

Present: Provost Alistair Macdonald and Councillor Douglas McAllister.

Attending: Jameson Bridgewater, Section Head – Development Control; Sean McDaid, Team Leader – Development Control and Fiona Anderson, Administrative Assistant - Legal and Administrative Services.

Apologies: Councillors Agnew, McColl and O’Sullivan.

SITE VISITS

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

DC05/121 – Erection of residential development of 40 dwellinghouses with two access roads, pedestrian link and landscape works at Cochno Road, Clydebank

DC05/330 – Removal of Footpath Link between Miller Street and Boghead Avenue, Dumbarton at 57 & 59 Miller Street, Dumbarton

DC05/338– Subdivision and extension to dwellinghouse to form two dwellings at 1 Chapelton Avenue, Dumbarton

DC05/361 – Erection of 14.7 metre high telecommunications monopole supporting 3 shrouded antennas, installation of equipment housing and ancillary development at Great Western Road, Clydebank

APPENDIX 2**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE
PLANNING COMMITTEE ON 1 MARCH 2006**

DC05/121 – Erection of residential development of 40 dwellinghouses with two access roads, pedestrian link and landscape works at Cochno Road, Clydebank.

Permission GRANTED subject to the following conditions and a further condition concerning play equipment:-

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.
3. Prior to commencement of works, full details of the design and location of all fences and walls to be erected including a suitable acoustic fence along the northern boundary of 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.
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.

- (c) that the scheme is in compliance with the requirements of British Airports Authority in that it will not endanger the safe operation of aircraft through the attraction of birds.
 - (d) no element of the proposed planting shall be permitted to grow above a maximum height of 123 metres.
6. 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.
 7. 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.
 8. 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.
 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 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.
 10. 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.
 11. 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.
 12. 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.

13. Details of measures to control and minimise sediment run-off and erosion from the development site into the Cochno Burn should be submitted to the Director of Development and Environmental Services for his written approval, prior to any work commencing on site.
14. No development, excepting works relating to the associated landscaping scheme, shall take place within 20.0 metres of the Cochno Burn.

DC04/477 – Erection of 23 townhouses, 219 flats and ground floor commercial space, conversion of distillery building into 67 flats and commercial space, and associated access, parking and public spaces at the former Allied Distillers site, Castle Street, Dumbarton.

Permission REFUSED for the reasons listed:

1. The former mill/still building is of a scale and character which has an overbearing relationship with the surrounding townscape. If retained as an isolated fragment of the former distillery it would relate poorly to both the new development and to the rest of the town centre. The industrial architecture of the building does not relate to the existing urban form or architecture of Dumbarton town centre.
2. The proposed street layout is unsatisfactory in that it would fail to incorporate a direct visual link between the Riverside Parish Church and Dumbarton Rock, which is identified as a key objective of the Dumbarton Waterfront Design Framework.
3. The proposal would provide a substandard and insufficient level of car parking that would lead to increased use of town centre car parks and on-street parking spaces, to the significant detriment of the safe and free flow of vehicular and pedestrian traffic. In addition the under provision of parking would result in additional demand beyond existing capacity for the existing town centre parking provision to the detriment of Dumbarton town centre's vitality and viability as a retail and tourism destination.
4. The proposed streets and public spaces are excessively dominated by car parking, to the extent that it is considered to detract unacceptably from the appearance and character of the streets and other public spaces within the site.
5. The river walkway/emergency access route split over two levels is unacceptable. A design that facilitates future maintenance and ensures adequate width for continuous emergency access during a flood incident is essential both in terms of public safety and to create a positive waterfront space.

6. As such the proposal is contrary to Policies H4 Housing Development Standards, TA3 Car Parking Standards and Roads Design Guidance, and DC1 Development Control of the Dumbarton District, District Wide Local Plan 1999.

DC05/273 – Erection of residential development (outline) at Dalquhurn Estate, John Street, Renton.

Outline planning permission GRANTED subject to the following conditions:-

1. In the case of any Reserved Matters, application for approval must be made before:-
 - (i) the expiration of 3 years from the date of the grant of outline planning permission;
 - (ii) the expiration of 6 months from the date on which an earlier application for such approval was refused, or;
 - (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed; (whichever is the latest).

2. That the development to which this permission relates must be begun not later than:
 - (i) the expiration of 5 years from the date of the grant of outline planning permission, or;
 - (ii) if later, the expiration of 2 years from the final approval of the Reserved Matters or, in the case of approval on different dates, the final approval of the last such to be approved.

3. That any application for approval of Reserved Matters submitted under the terms of condition 1 above, shall include:
 - (i) site layout plans showing the position of all buildings, roads, footpaths, parking areas, walls, fences and landscaping;
 - (ii) plans and elevations of each building, showing dimensions and the type and colour of external materials;
 - (iii) landscaping plans showing the location and species of all proposed trees, shrubs, hedges, hard landscaping and street furniture;
 - (iv) details of existing and proposed ground levels, and finished floor levels, relating to a clearly identified fixed datum point.

4. Before development commences, the written approval of the Director of Development and Environmental Services shall be obtained for:
 - (i) the means of management and maintenance of all landscaping and public open space, and;
 - (ii) the means of disposal of surface water and foul sewage,

5. The development shall include:
 - (i) a minimum ground level sufficient to ensure that the new development is not at risk of inundation in the event of a 1 in 200 year flooding event, and;
 - (ii) compensatory flood storage capacity sufficient to ensure that the above landraising does not result in any significant increase in flood risk for any land outwith the application site.To the satisfaction of the Director of Development & Environmental Services (in consultation with SEPA).
6. Full details of the proposed minimum ground level and compensatory flood storage facilities referred to in condition 5 above shall be provided at the time of the Reserved Matters and shall be agreed in writing by the Director of Development and Environmental Services (in consultation with SEPA) prior to any development commencing.
7. Permission is not granted for the infilling of the existing mill lade. The lade shall be retained and incorporated into the development, subject to environmental improvements to improve its appearance and conservation value. These improvements shall include the opening out of the culverted sections of the lade. Full details of the alterations to the lade shall be provided along with the Reserved Matters.
8. That with regard to the requirements of condition 3 (iii) above, all landscaping schemes shall indicate the siting, numbers and species of all trees, shrubs and hedges to be planted and the extent of any ground profiling, and shall ensure:
 - (i) completion of the scheme during the planting season next following the completion of the buildings, or such other date as may be agreed with the Director of Development and Environmental Services, and;
 - (ii) the maintenance of the landscaping area for a period of five years, or such longer period as may be required by the Director of Development and Environmental Services to allow the landscaping to become well established. Any trees or shrubs which, within 3 years of planting, are removed, or which in the opinion of the Director of Development and Environmental Services are dying, have been severely damaged or have become seriously diseased, shall be replaced to the specification of those originally required.
 - (iii) the appropriate long term management and maintenance of all landscaped areas to the satisfaction of the Director of Development and Environmental Services.
9. That public open space and children's play areas shall be provided in accordance with the standard specified by Policy LR2 of the Dumbarton District, District Wide Local Plan 1999.

10. 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 by the applicant, agreed with the West of Scotland Archaeology Service, and approved by the Director of Development 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 Development and Environmental Services in agreement with the West of Scotland Archaeological Service.
11. No building shall be occupied until such time as the roads and footpaths serving the relevant phase of development have been completed to base course level.
12. That the development roads, footpaths and lighting for each phase of the development shall be constructed in accordance with the Council's Guidelines for Development Roads, and shall be completed to the satisfaction of the Director of Development and Environmental Services within a timescale to be agreed in writing prior to the commencement of any works on site.
13. The development shall include upgrading of the road and footpath in John Street, and of the junction of John Street with Main Street (including improvements to kerbing, pedestrian and parking facilities), to a standard to be agreed with the Director of Development and Environmental Services. This upgrading shall include widening of John Street to not less than 7.3m between the development and the junction of John Street with Alexander Street.
14. All access to the development shall be in accordance with the standards specified in the Council's adopted Roads Development Guide, in respect of the numbers of houses and the standards of access thereto. If John Street is to be the sole vehicular access, there will be a maximum of 300 dwellings (including all existing dwellings) beyond its junction with Alexander Street. A separate emergency vehicle access will also be required, and its location shall require to be agreed as part of the Reserved Matters. For the avoidance of doubt, the indicative site layout submitted in support of the application will not be acceptable.
15. Parking spaces shall be provided in accordance with the Council's adopted Roads Development Guide, and no building shall be occupied until its parking facilities have been completed to the satisfaction of the Director of Development and Environmental Services.

16. That drainage details submitted in accordance with condition 4 (ii) above shall include full details of the intended means of foul drainage and surface water disposal, and shall incorporate a suitable Sustainable Urban Drainage Scheme, to the satisfaction of Director of Development and Environmental Services. The agreed drainage measures shall be fully implemented in accordance with the agreed phasing scheme, and no building shall be brought into use until its foul and surface water drainage arrangements have been completed to the satisfaction of the Director of Development and Environmental Services.
17. Prior to any development commencing, a detailed remediation strategy specifying all action to be taken to remove or treat contamination of the site, shall be submitted to and agreed in writing by the Director of Development and Environmental Services. No work, other than investigative work, shall commence until such time as the remediation strategy has been approved and implemented to the satisfaction of the Director of Development and Environmental Services.
18. A detailed survey into the extent of use of the site and the impact of the proposed development upon the following species of animal shall be submitted along with the Reserved Matters:
 - i. otters;
 - ii. water voles;
 - iii. great crested newts;
 - iv. bats, and;
 - v. badgers

The study shall be carried out by a suitably qualified person and shall identify any modifications to the design or other remediation measures necessary to ensure that the development does not have a significant adverse impact upon these species. In the event of bat roosts being discovered, this shall be reported to the Council and no tree felling or demolition likely to affect the roost should take place until appropriate methods have been agreed with the Director of Development and Environmental Services in consultation with SNH.
19. At the same time as the Reserved Matters, the developer shall submit a detailed survey of all trees on the site. This survey shall be displayed on a site layout plans showing which trees are to be retained, and shall include an identification of the existing tree species, an estimation of their height and spread, and their location within the site accurately plotted. The development shall minimise the loss of significant mature trees and significant groups of trees, and shall in particular incorporate landscape buffer zones along the edge of the River Leven and the Tontine Grassland area. No trees shall be felled or otherwise damaged or destroyed until such time as the submitted tree survey has been approved in writing by the Director of Development and Environmental Services.

20. Prior to the commencement of any phase of the development, details shall be submitted for the approval of the Director of Development and Environmental Services of steps to be taken to safeguard the River Leven from contamination by pollutants during the construction phase of the development, and such safeguards as approved shall be put in place prior to any works commencing on site. These details shall include the proposed methods of groundwater control as well as details of the quantity of sediment that will be generated during construction and the effects of discharging the sediment into the River Leven. No work shall commence on site until these details (or such other details as may be acceptable) are approved.
21. Any demolition or other materials used to raise the level of the development site shall be inert.
22. No construction works audible at the site boundary, or such other such places as may be agreed in writing with the Director of Development and Environmental Services, shall be carried out outwith the hours of 0800 to 1800 Monday to Saturday, and not at all outwith these hours or on Sundays or public holidays.
23. Prior to any piling works taking place, an assessment of the intended works, taking account of the guidance contained in BS6472: 1984 'Evaluation of Human Response to Vibration in Buildings', must be carried out by a suitably qualified person, and must be submitted to and approved in writing by the Director of Development and Environmental Services.
24. To minimise nuisance in the surrounding area from noise and vibrations, during all construction works the plant and machinery used shall be in accordance with the relevant Code of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites) Order 2002.
25. Details of noise mitigation measures and details of steps proposed to minimise the creation of noise and dust shall be submitted to and agreed with the Director of Development and Environmental Services before any work commences on site.

DC05/334 – Erection of residential development of 12 flats and 8 dwellinghouses with associated parking and landscaping at Arthur Street/Albert Street/Victoria Street, Alexandria.

Planning permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Planning Authority prior to any work commencing on the site.

3. Prior to commencement of works, full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Planning Authority.
4. Subject to the owners consent, any works involved in taking down and reconstructing sections of the boundary wall on the western edge of the site marked blue on Drawing NO. AL (0) 03 A shall be carried out by hand to ensure the minimum disruption to the wall. Any new or infill materials introduced shall match those of the existing wall.
5. 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 Planning Authority.
6. Prior to commencement of development, the developer shall submit a detailed survey of all trees on the site. This survey shall be displayed on a site layout plan and be carried out in compliance with British Standard BS 5827 "Trees in Relation to Development" (2005). Those trees which it is proposed to fell and remove shall be clearly identified on the plan.
7. 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; 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 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.
8. Prior to commencement of development a scheme for the provision of the equipped play area shall be submitted for the further approval of the Director of Development and Environmental Services and shall include:
 - a. details of the type and location of play equipment, seating and litter bins to be situated within the play area;
 - b. details of the surface treatment of the play area, including the location and type of safety surface to be installed;
 - c. details of the fences to be erected around the play area; and
 - d. details of the phasing of these works.

9. Prior to the commencement of use of the development hereby approved, the improvement of the existing vehicular and pedestrian accesses shall be carried out in accordance with the approved plans.
10. 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.
11. Prior to occupation of the last dwellinghouse in the development or within 6 months of the commencement of development whichever is the sooner all roads and footpaths within and serving the development shall be completed to their final specification and adoptable standard of the Roads Authority.
12. No dwellinghouse shall be occupied until the vehicle parking spaces have been provided within the site in accordance with the approved plan. The space shall thereafter be kept available for parking at all times.
13. The contractor shall ensure that the method of working and the use of construction plant shall not cause the noise level at adjacent residential properties to exceed levels to be agreed in writing with the Director of Development 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.
14. 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 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 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.
16. 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.
17. Prior to the commencement of the development hereby approved, full details of all proposed finished floor levels shall be submitted to the Planning authority in writing for approval. The development shall thereafter be implemented in accordance with the approved levels.