

21/00033/LOCAL 362 Albert Drive, Glasgow

**Suggested Conditions should the Planning Local Review Committee be minded to grant permission**

01. Before any work on the site is begun full details of any tree works shall be submitted for the written approval of the Planning Authority, including the submission of an Arboricultural Impact Assessment, method statement, design details of hard surfacing within the Root Protection Area and an accompanying schedule including information on species, height, canopy spread, base level and condition. A detailed plan shall be submitted which shows the exact location of all existing trees at the site and the location and details of a method of tree protection, to comply with BS 5837:2012 Trees in relation to design, demolition and construction, for the written approval of the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

02. Before any work on the site is begun, a detailed plan to comply with BS 5837:2012 Trees in relation to design, demolition and construction, which shows the exact location of all existing trees on the site, including their root protection area (RPA), shall be submitted to and approved in writing by the planning authority. An accompanying schedule shall include information on species, height, canopy spread, base level and condition. The plan and schedule, i.e. the tree survey, shall also indicate those trees which it is intended to retain and those which it is intended to remove and details of any tree works to retained trees.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

03. Before any work on the site is begun, a detailed plan which shows the root protection area (RPA), the location and details of a method of tree protection and temporary works, including scaffolding and access routes, to comply with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site, shall be inspected by the Planning Authority and shall be retained in place until completion of the development.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

04. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

05. During the period of the works on site quarterly inspection reports, prepared by a suitably qualified professionals on Arboricultural matters, shall be submitted to the

Planning Authority for written approval. These reports shall deal with the integrity of tree protection measures, any planned and agreed works within the root protection areas (RPA), service works, and any other site access issues that may impact on the trees to be retained. No further tree removals shall be carried out without the submission of a tree replacement plan submitted to the Planning Authority for prior written approval.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

06. All tree works shall be carried out in accordance with the specifications detailed in the tree survey unless otherwise agreed in writing by the Planning Authority.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

07. Before any work on the site is begun, a programme for the implementation/phasing of the landscaping in relation to the construction of the development shall be submitted to and approved in writing by the planning authority.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

08. Before any work on the site is begun, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard and soft landscaping, shall be completed in accordance with the approved scheme.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

09. Before work commences on site, details shall be submitted for the written approval of the Planning Authority regarding the passive provision of electric vehicle charging points for the development. These details shall include the possible locations of an electric vehicle charging point along with the proposed ducting, associated infrastructure and electrical capacity. The details approved shall be implemented before the new dwelling units are occupied.

Reason: In order to provide for easy conversion to electric vehicle use, and to potentially contribute towards reducing greenhouse gas emissions.

10. Details of the provision of safe secure and sheltered cycle parking in accordance with SG11: Sustainable Transport of the City Development Plan, shall be submitted for the written approval of the Planning Authority prior to the occupation of the dwelling.

Reason: To ensure that cycle parking is available for the occupiers/users of the development.

11. Any access gates shall open inwards only.

Reason: To ensure that gates do not obstruct pedestrian or vehicle movement or create a safety hazard.

12. All vehicles to be able to ingress and egress in forward gear.

Reason: In the interests of pedestrian safety.

13. The applicant shall provide a residential travel pack in each dwelling prior to occupation; a draft pack shall be submitted to this office for approval; pack should include maps detailing public transport stops, timetable and estimated journey times, walking / cycle routes to key destinations, health benefits of walking / cycling etc.

Reason: To ensure that the development is accessible to all in accordance with the principles of inclusive design.

14. Before any work on the site is begun, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development/the relevant part of the development is occupied.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

15. Before development commences on site a Statement on Energy (SoE) shall be submitted to and approved in writing by the planning authority. The SoE shall analyse the energy and CO2 savings that can be achieved in the development by utilising energy efficient design, practice and technologies. It shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and the 'Gold Hybrid' sustainability label, or better, as per the Building Standards Technical Handbook Section 7: Sustainability. The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the planning authority before the development/the relevant part of the development is occupied.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail, and to reduce energy consumption and greenhouse gas emissions by ensuring that the development is designed and constructed to be energy efficient, and utilises cleaner and more renewable sources of energy.

16. The surfacing materials for use on the proposed car parking area(s) shall be porous. Details of the surfacing materials shall be submitted to and approved in writing by the planning authority. The car parking area(s) shall be formed before the use of the premises commences. These area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: In the interest of traffic safety and to safeguard the amenity of the surrounding area.

17. In the event that any previously unidentified contamination is found at any time when carrying out the approved development, it shall be reported in writing to the planning authority within one week. A comprehensive contaminated land investigation, including risk assessment and remediation strategy, shall be carried out as required by the planning authority. The approved remediation works shall be carried out prior to the recommencement of development on the affected part of the site.

Reason: To ensure the ground is suitable for the proposed development.

18. Samples of all external materials, including roofing materials, shall be submitted to and approved by the planning authority in writing in respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

Reason: In order to protect the appearance of both the property itself and the conservation surrounding area

19. Details of all proposed new windows and rooflights shall be submitted to and approved by the planning authority in writing in respect of their design, method of opening, materials, type, colour and texture. Written approval shall be obtained before the materials are used on site.

Reason: In order to protect the appearance of both the property itself and the surrounding conservation area.

20. Details of all of the external materials to be used on the proposed dormer window(s) shall be submitted to and approved by the planning authority in writing in respect of their, type, colour and texture. Written approval shall be obtained before the materials are used on site.

Reason: In order to protect the appearance of both the property itself and the surrounding conservation area

21. Details of all of the proposed exterior doors shall be submitted to and approved by the planning authority in writing in respect of their design, material, and colour. Written approval shall be obtained before the materials are used on site.

Reason: In order to protect the appearance of both the property itself and the surrounding conservation area

## **Drawings**

The development shall be implemented in accordance with the following drawing(s):

1. 01 A LOCATION PLAN 04 March 2021
2. 04A. GROUND FLOOR PLAN AS PROPOSED 30 April 2021
3. 05. FIRST FLOOR PLAN AS PROPOSED 04 March 2021
4. 07. ROOF PLAN AS PROPOSED 04 March 2021
5. 08. SOUTH ELEVATION EXISTING AND PROPOSED 04 March 2021
6. 09. NORTH ELEVATION EXISTING AND PROPOSED 04 March 2021
7. 10. WEST ELEVATION EXISTING AND PROPOSED 04 March 2021
8. 11. EAST ELEVATION AS EXISTING AND PROPOSED 30 April 2021
9. 12A. BLOCK PLAN 30 April 2021
10. 13. PLOT PLAN 04 March 2021

As qualified by the above reason(s), or as otherwise agreed in writing with the Planning Authority

### **Advisory Notes to Applicant**

01. Prior to implementation of this permission, the applicant should contact Glasgow City Council, Neighbourhoods, Regeneration and Sustainability at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
02. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984.
03. Each prospective resident should be made aware that any potential future residents without an allocated parking space will not be eligible to purchase residents' on-road parking permits if such a scheme is introduced. Prospective tenants should be informed if there is no allocated parking associated with their particular dwelling.
04. The ownership and access rights of the one access from Albert Drive to each of the separate dwellings should be formalised.