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22/00043/LOCAL Standburn Road
Suggested Conditions

Item 9

23rd May 2023

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.

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, ie 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 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. 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.

05. 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. For the avoidance of doubt, all hedgerows will be of an

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appropriate species and not beech. Also for the avoidance of doubt, details of the handrails to the stepping stones, the fencing of the kick-about area, toddler's play area and vantage point, the equipment of the toddler's play area and the sculptural feature shall be included. All landscaping, including planting, seeding and hard and soft landscaping, shall be completed in accordance with the approved scheme. (detailed scheme).

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

06. Before any work on the site is begun, details of:

- i. The proposed drainage design (with supporting calculations), SUDS (Sustainable Urban Drainage Systems) features and outfall structure; and
- ii. The proposed bridge crossing

shall be submitted to and approved in writing by the planning authority.

Reason: To enable the planning authority to consider this/these aspect(s) in detail.

07. 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

08. 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' 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 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.

09. Before any landscaping works on the site is begun, a maintenance schedule for the landscaping scheme/open space, including a calendar detailing the maintenance of each component of the landscaping scheme and the number of

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operations within each month, and details of the responsibilities of relevant parties, shall be submitted to and approved in writing by the planning authority.

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

10. With the exception of tree works detailed in the approved application, existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

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

11. 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.

12. During the period of the works on site monthly 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

13. All tree works shall be carried out in accordance with the specifications detailed in the Tree Survey required by Condition 2 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

14. A residential travel pack shall be provided for each dwelling prior to occupation. A draft pack shall be submitted to and approved in writing by the Planning Authority. The pack shall include maps detailing the location of public transport stops, timetables and estimated journey times, walking /cycle routes to key destinations, and information about the health benefits of walking / cycling and resident / visitor parking constraints / arrangements.

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Reason. To ensure that sustainable transport outcomes are achieved.

15. Vehicular access to the private access shall be taken via dropped kerb footway crossings designed in accordance with Figure 5.6 of the Design Guide for New Residential Areas.

Reason: To ensure that the access complies with approved standards in the interests of pedestrian and vehicular safety.

16. During the construction period, wheel washing equipment shall be provided at all egress points and kept in operation during all times when vehicles are leaving the site. Before any work on the site is begun, details of the type of equipment shall be submitted to and approved in writing by the planning authority.

Reason: To ensure, in the interests of traffic and pedestrian safety, that mud from the site is not carried onto any road.

17. All new housing units with dedicated garages or driveways space shall have passive electric vehicle charging provision in accordance with Glasgow City Council City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 7 Electric Vehicles.

Reason: In order to promote sustainable transport

18. Clear delineation between the public (adopted) and private (non-adopted) areas shall be provided by means of a flush heel kerb, with any steps / ramps being located in private (non-adopted) areas.

Reason: In the interests of pedestrian safety.

19. All driveways shall be constructed of permeable paving.

Reason: To attenuate drainage from the site in the interest of flood control.

20. Before any work on site is begun, a method statement setting out the arrangements for the maintenance of the permeable paving shall be submitted to and approved in writing by the Planning Authority. All maintenance shall then be carried out in accordance with the approved statement.

Reason: To allow the Planning Authority to consider this aspect in detail.

21. External materials shall be buff split faced stone, buff smooth cast stone, off-white rough cast render, grey concrete roof tiles, white uPVC framed windows, doors, patio doors, white uPVC rainwater goods to the buildings and timber slatted fencing. Samples 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 surrounding area.

Reason: In order to protect the visual amenity of the surrounding area.

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22. A statement on how the development will support and enhance biodiversity shall be submitted to and approved by the planning authority before works commence. This statement shall be informed by policy guidance on biodiversity in the development plan, including City Development Plan policy CDP 7 and Supplementary Guidance SG7 Natural Environment, and shall contain specific actions and/or works demonstrating agreed mitigation measures, where necessary, along with works and/or actions that support habitat creation and improve on-site biodiversity. The statement actions and or/works shall be carried out in accordance with a detailed timetable as set out in the approved statement.

Reason: To protect and enhance the biodiversity of the area.

23. Details of temporary barricades, which shall be erected around the construction site and which should be fitted with wooden fillets to prevent fly-posting, shall be submitted to the Planning Authority for written approval. The barricades shall be implemented as approved and shall be painted and maintained in good condition and kept free of advertisements.

Reason: To safeguard the visual amenity of the surrounding area.

24. All works shall be undertaken in accordance with the recommendations in the Preliminary Ecological Appraisal, by IKM Consulting, dated October 2020 and updated February 2021 unless otherwise agreed in writing with the planning authority.

Reason: To protect the natural heritage of the area.

Reason: In order to prevent any activities harmful to protected species.

25. No vegetation (trees and shrubs) clearance or other works (including ground investigation) should be completed within the breeding bird season (March to August inclusive), unless a comprehensive nest check is completed by a competent ecologist within 48 hours of the works being carried out. Any confirmed active bird nests should be delineated with an appropriate buffer with no works in this exclusion area until breeding has been completed.

Reason: In order to protect any nesting birds present.

26. All works shall be carried out in accordance with the Water Vole Survey Report, by IKM Consulting, dated September 2021.

Reason: In order to prevent any activities harmful to water voles.

27. All dwellings shall be designed and constructed so that noise from road traffic does not give rise to internal noise levels, with windows closed, greater than 45 dB(A) daytime and 35 dB(A) night time when measured as LAeqT.

Reason: To protect residents in the development from road traffic noise

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28. Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until a comprehensive contaminated land assessment has been submitted to and approved in writing by the Planning Authority.

The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. The assessment shall be conducted and reported in accordance with current recognised codes of practice and guidance and shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 'Development of Contaminated Land'. Any potential risks to human health, property, the Water Environment and designated ecological sites shall be determined.

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

29. Where the contaminated land assessment has identified any unacceptable risk or risks (as defined by Part IIA of the Environmental Protection Act 1990), a remediation strategy shall be submitted to and approved in writing by the Planning Authority prior to development commencing on site, and shall thereafter be implemented as approved. The strategy shall set out all the measures necessary to bring the site to a condition suitable for the intended use by removing any unacceptable risks caused by contamination, including ground and mine gas. The remediation strategy shall also include a timetable and phasing plan where relevant.

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

30. Upon completion of the approved remediation strategy, and prior to any part of the development site being occupied, a remediation completion / validation report shall be submitted to and approved in writing by the Planning Authority. The report shall be completed by a suitably qualified Engineer and shall demonstrate the execution and effectiveness of the completed remediation works in accordance with the approved remediation strategy.

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

31. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease. Unless otherwise agreed in writing with the Planning Authority, no development shall recommence on the affected area of the site until a comprehensive contaminated land investigation and assessment to determine the revised contamination status of the site has been submitted to and approved in writing by the Planning Authority.

Where required by the approved assessment, a remediation strategy shall be prepared and agreed in writing with the Planning Authority before work recommences on the affected area of the site. Upon completion of any approved remediation strategy and prior to the site being occupied, a remediation completion / validation report which demonstrates the

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effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

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

32. Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until all boreholes, probeholes or monitoring wells completed across the subject site are decommissioned. Upon completion of site investigations and gas monitoring and following agreement on the findings of these with the planning authority; the boreholes, probeholes or monitoring wells should be decommissioned (backfilled) and sealed in a manner that prevents them acting as a migration pathway and evidence of this provided to the Planning Authority. Works shall be completed in accordance with Scottish Environment Protection Agency 2014 good practice guidance and BS 8576: 2013.

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

Advisory Notes

1. The applicant should have received written approval from the Scottish Environment Protection Agency (SEPA) before construction works commence on site.
2. Prior to implementation of this permission, the applicant should contact Neighbourhoods, Regeneration & Sustainability (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development. Section 56 approval is required.
3. 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.
4. The applicant should arrange for the property street number to be displayed on the premises.
5. Any proposed temporary barricade should be fitted with wooden fillets to prevent fly-posting. The barricade should be painted and maintained in good condition for the duration of its use.
6. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.
7. The applicant should consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this

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development. In particular, sustainable drainage systems (SUDS) should be designed and constructed in accordance with the vestment standards contained in "Sewers for Scotland", 3rd edition 2016.

8. The applicant is advised that, where drainage systems including SUDS are not vested in Scottish Water, it is the applicant's/developer's responsibility to maintain those systems in perpetuity or to make legal arrangements for such maintenance.

Drawings

1. LOCATION-533_P3_001_A3 REV B Received 10 March 2022
2. PR BLOCK 533_P3_003_A0 REV F Received 10 March 2022
3. TREE REMOVAL PLAN- 533_P3_004_A0 REV A Received 10 March 2022
4. CONTEXT ELEVATION AND SECTIONS- 533_P3_200_A0 REV B Received 10 March 2022
5. FOOTBRIDGE PLAN AND SECTION- 10 Mar 2022 533_P3_400_A3 REV C Received 10 March 2022
6. SK-1 LANDSCAPE SKETCH MASTERPLAN Received 18 November 2021
7. 533_P3_110 A HOUSE TYPE D3 PLANS Received 18 November 2021
8. 533_P3_120 A HOUSE TYPE T1 SEMI DETACHED PLANS Received 18 November 2021
9. 533_P3_210 A HOUSE TYPE D3 ELEVATIONS Received 18 November 2021
10. 533_P3_220 A HOUSE TYPE T1 SEMI DETACHED ELEVATIONS Received 18 November 2021
11. 533_P3_310 HOUSE TYPE D3 SECTIONS Received 18 November 2021
12. 533_P3_320 HOUSE TYPE T1 SEMI DETACHED SECTIONS Received 18 November 2021

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