

127 Fergus Drive - Suggested Conditions

01. The development shall be implemented in accordance with drawing number(s)

1. 2107/01 Rev B Landscape Layout
2. 4142-001 Location Plan
3. 4142-200 Rev B Proposed Lower Ground Floor
4. 4142-002 Existing Site Plan with Downtakings
5. 4142-100 Rev A Proposed Site Plan
6. 4142-201 Rev B Proposed Upper Ground Floor Plan
7. 4142-202 Proposed First to Third Floor Plan
8. 4142-203 Rev A Proposed Penthouse Floor Plan
9. 4142-300 Rev A Proposed Elevations South and West
10. 4142-301 Rev A Proposed Elevations North and East
11. 4142-400 Proposed Sections ABC
12. 4142-401 Proposed Sections DEF

as qualified by the undernoted condition(s), or as otherwise agreed in writing with the Planning Authority.

Reason: As these drawings constitute the approved development.

02. 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 a bin collection stance to be provided at ground level, adjacent to the pavement; 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 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.

03. 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.

04. Before any work on the site is begun, details of the sustainable urban drainage scheme (SUDS) require to be submitted and agreed in writing by the planning authority. These details shall include:

- i. Arrangements for flood management, including the capacity of the open space on the western part of the site to accommodate the level of ponding required;
- ii. Maintenance arrangements; and
- iii. Clarification on the arrangements for access to the car park during a flood event.

Reason: To minimise the risk of flooding and its adverse effects.

05. Before any work is begun on site, the applicant is required to provide written confirmation to the planning authority from Scottish Water of their agreement to the proposed arrangements for surface water management, and that there is adequate capacity in the sewer network.

Reason: To minimise the risk of flooding and its adverse effects.

06. Prior to the commencement of development, details of intrusive site investigations, a report of findings and a scheme of remedial treatment for the potential risks posed by past shallow coal mining activity, including any unrecorded mine entry(s), in the development site shall be submitted to and approved in writing by the planning authority. The approved remediation works shall be carried out prior to the commencement of development on site. On completion of the approved remediation works and prior to the occupation of the development, a verification report confirming that the works have been carried out in accordance with the approved scheme of remedial treatment shall be submitted to and approved in writing by the planning authority.

Reason: To ensure future stability of the mine entry(s)

07. Before work commences on site, details of the passive provision of electric vehicle charging points for each dwelling shall be submitted to and approved in writing by the planning authority. The details shall include the possible location of EV charge points, taking account of any residual flood risk, along with the proposed ducting, associated infrastructure and electrical capacity. The approved details shall be implemented before any dwelling unit is occupied.

Reason: In order to promote Sustainable Transport.

08. Any access gates shall open inwards only.

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

09. 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.

10. Details of the final reinstatement of the surface of the pedestrian area shall be submitted to and approved in writing by the planning authority. The approved reinstatement shall be completed as approved before any part of the development is occupied.

Reason: In the interests of pedestrian safety.

11. Right angled car parking bays should be 4.8 metres by 2.5 metres where a manoeuvring width of 6 metres is available.

Reason: In the interests of pedestrian and vehicular safety.

12. Vehicular access shall be taken via a dropped kerb footway crossing in accordance with Figure 5.8 of the Glasgow City Council Design Guide New Residential area

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

13. Details of the materials and colour of the boundary wall and associated railings will be submitted to and approved in writing by the planning authority.

Reason: In order to safeguard the amenity of both the property itself and the surrounding Conservation Area.

14. Before any work on the site has begun, a comprehensive site investigation for ground contamination shall be submitted to and approved in writing by the planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The investigation of potentially contaminated sites – Code of Practice" (BS10175:2001). The investigation report shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN 33 Revised 2000 Development of Contaminated Land. Where a risk assessment identifies

any unacceptable risk or risks, it shall include a detailed remediation strategy. The approved remediation works shall be carried out prior to the commencement of development on site other than that required to carry out remediation.

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

15. 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.

16. Detailed plans, section and elevation drawings showing the following shall be submitted to and approved by the planning authority in writing, and shall be implemented in the approved manner:

- Make elevations and floorplans consistent
- Location of photovoltaic panels and parapet
- Bay windows on the east face reduced in line with design statement
- Levels drawings

Reason: To ensure that the proposed development conforms to the standards approved by the Council.

17. Before any work on site has begun, a sunlight analysis is required to be submitted to and approved in writing by the planning authority.

Reason: To enable the assessment of the impact of the development on neighbouring properties and amenity spaces.

18. 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 enable the Planning Authority to consider this/these aspect(s) in detail.

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.

19. Before any work is begun on site, an updated bat survey (including the building on site) is required to be submitted to and approved by the planning authority in writing.

Reason: To assess the impact of the proposed development on this protected species.

20. Prior to the commencement of construction works on site the applicant shall submit for the written approval of the Planning Authority a final detailed drainage layout including connection points to the Scottish Water combined sewer and the works shall be carried out in accordance the approved details. A Flood Risk Assessment and a Drainage Impact Assessment that meets the requirements of

Supplementary Guidance SG8 Water Environment shall also be submitted to and approved in writing by the Planning Authority prior to any works commencing on site.

Reason: To minimise the risk of flooding and its adverse effects.

21. Safe, secure and sheltered cycle parking shall be provided in accordance with SG11: Sustainable Transport of the City Development Plan. This should meet Cycle by Design standards.

Reason: To ensure that the cycle parking provided is suitable and usable for the occupiers/users of the development.

22. Before any work on the site is begun, a detailed plan which shows the location and details of a method of tree protection 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.

23. Vehicular access shall be taken via a dropped kerb footway crossing in accordance with the Glasgow City Council Roads Development Guide.

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

24. No part of the development shall be occupied until that part is accessible by pedestrians and vehicles in accordance with the approved drawings.

Reason: To ensure that occupiers have safe access to their property.

25. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve (NRC) 35 between 0700 hours and 2200 hours and Noise Rating Curve (NRCC) 25 at all other times.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

26. To minimise structure borne noise or vibration, lifts and/or hoists including doors, guide rails and ancillary plant and machinery shall be suitably isolated from the structure of the building.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

27. 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.

Advisory notes

01. Prior to implementation of this permission, the applicant should contact Development and Regeneration Services (Transport) 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. The works, as indicated, do not impact upon a public road but if there is any requirement to carry out works on the public road an application under Section 56 of the Roads (Scotland) Act 1984 will be required.

04. Early engagement should be undertaken with Neighbourhoods and Sustainability (Roadworks Control) on agreeing a suitable construction methodology/mitigation strategy.

05. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

06. The applicant should consult the Council's Environmental Health service in relation to the potential risk posed by mine gas migration, and any resultant need for gas monitoring and/or the incorporation of appropriate gas protection measures within the proposed development.