

Discharging of Conditions

Planning Permission for Change of Use from Class 4 and to Class 5 to create a new Commercial Garage

At

Land at Viewfield, Main Road, Cardross

1. PP - Approved Details & Standard Notes - Non EIA Development

The development shall be implemented in accordance with the details specified on the application form dated 07/03/2024; supporting information and, the approved drawings listed in the table below unless the prior written approval of the planning authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

The development will be built in accordance with the approve drawings.

2. External Materials - Prior to work starting on site samples of the proposed materials to be used for the external finishes of the development hereby granted consent shall be submitted to and approved in writing by the Planning Authority prior to any work starting on site.

Reason: In the interests of visual amenity and in order to integrate the proposal with its surroundings.

We will get samples of these to you.

3. Sustainable Design - Prior to the commencement of development, details of the on-site micro renewable energy to provide heat or electricity to the property and details of the use of the final materials - including details of any re-cycled materials or local sourced materials and their embodied energy for each materials, shall first be submitted and approved in writing by the Local Planning Authority. Thereafter the approved micro renewables and materials must be used in the development hereby approved.

Reason: In order to ensure compliance with LDP2 Policy 09 and to ensure the building is being as energy efficient as possible in order to respond to climate change.

The building is unheated, power will be form the grid and PV Panels – PV panels such as 340W Viridian Clearline Fusion PV16 Solar Panels, approx area 10m2.

4. Parking and Turning - The parking and turning area shall be laid out and surfaced in accordance with the details shown on the approved plans prior to the development being brought into use and shall thereafter be maintained clear of obstruction for the parking and manoeuvring of vehicles.

Reason: In the interest of road safety.

The development will be built in accordance with the approve drawings.

5. Visibility Splays - The proposed access shall be formed in accordance with the Council's Roads Standard Detail Drawing SD 08/005 Rev B. Vehicular visibility splays of 2.4 metres to point X by 42 metres to point Y from the centre line of the proposed access (measured from the edge of the public carriageway) and pedestrian visibility

splays of 2.4 metres to point X by 2.4 metres to point Y from the centre line of the proposed access (measured from the rear of the footway). The access shall be surfaced with a bound material in accordance with the stated Standard Detail Drawing. Prior to work starting on site the access hereby approved shall be formed to at least base course standard and the visibility splays shall be cleared of all obstructions such that nothing shall disrupt visibility from a point 1.05 metres above the access at point X to a point 0.6 metres above the public road carriageway at point Y. The final wearing surface on the access shall be completed prior to the development first being brought into use and the visibility splays shall be maintained clear of all obstructions thereafter.

Reason: In the interest of road safety.

The development will be built in accordance with the approve drawings.

6. Drainage - Drainage within the site shall be implemented in accordance with the details shown on the approved plans prior to the development being brought into use.

Reason: In the interest of road safety and to prevent surface water from being discharged onto the public road.

The development will be built in accordance with the approve drawings.

7. Boundary treatments - The stone boundary wall that borders the site shall be protected and retained during the demolition and construction phase.

Reason: In the interest of residential amenity.

Noted.

8. Demolition and Construction Method Statement

This has been completed and carried out in accordance with the Demolition Statement below which formed part of the Building Warrant.

Demolition of Existing Buildings:

1. This outline method statement for demolition of the existing extension has been prepared in connection with the Building Warrant. The builder/demolition contractor is to prepare a detailed method statement prior to carrying out the works.

2. Carry out demolition works in accordance with BS 6187 (2011) and Health and Safety at Work Act (1974).

3. Before commencing demolition disconnect and terminate all existing services in the area that will be affected by the works.

4. Demolish the buildings by hand demolition methods using hand-held tools and lifting appliances. Where work cannot be done safely from part of the building or structure, a suitable platform made from standard scaffolding should be used.

5. Demolish the buildings generally in the reverse order its construction, i.e. commence by removing the roof followed by progressive demolition of the walls and floor.

6. Remove all existing foundations and underbuilding using appropriate excavation plant. Infill excavations with compacted hardcore.

7. Dispose of all demolition debris a licensed tip.

8. As far as we are aware there is no asbestos in the building, however should some be found it is to be removed by a licensed contractor and to be disposed of in a licensed Toxic waste landfill site in accordance with The Control of Asbestos regulations 2006.

9. Operational hours - The operational hours of the garage business shall be restricted to Monday to Friday between 08:30 and 17:00, excepting Saturdays, Sundays and Bank Holidays when the use will not be permitted at all. No deliveries should be undertaken between the hours of 17:00 and 08:30hrs Monday to Friday.

Reason: In order to avoid sources of nuisance in the interest of amenity.

Noted.

10. External Lighting - No external lighting shall be installed until full details of any external lighting installation have been submitted to and approved by the Planning Authority in consultation with Environmental Health. Such details shall include the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any glare or light spillage out with the site boundary. No external lighting shall be installed in accordance with the duly approved scheme.

Reason: To protect the amenity of the immediate area, prevent the creation of nuisance due to light pollution and to support the reduction of energy consumption.

Noted