



PLANNING DECISION NOTICE

Full Planning Permission GRANTED SUBJECT TO CONDITION(S) AND SECTION 75 AGREEMENT

IN RESPECT OF APPLICATION 08/00683/DC

Erection of office development (Class 4) and associated parking

AS SHOWN ON THE PLAN(S) RELATIVE TO THE SAID APPLICATION AT

Site Adjacent To 140 Fifty Pitches Road Glasgow

This consent is granted subject to the following **condition(s)** and **reason(s)**:

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

Location Plan 07485(--)-01;
Elevations 07485(--)-03;
Site Plan 07485(1)-01;
3,000 sq ft Unit Plan and Elevations 07485(2)-02;
4,000 sq ft Unit Plans and Elevations 07485(2)-03;
5,000 sq ft Unit Plans and Elevations 07485(2)-05; and
6,000 sq ft Unit Plans and Elevations 07485(2)-07

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. A safe segregated pedestrian route shall be provided between the existing public footway(s) and the main entrances to the office pavilions. A detailed plan showing this route shall be submitted for the written approval of the Planning Authority before works start and such route shall be provided before the occupation of the first unit.

Reason: In the interests of pedestrian safety.

03. The 20 cycle parking spaces shall be safe, secure and sheltered. The design of the sheltered parking shall be submitted to the Planning Authority for written approval before works commence. The spaces shall be provided before the use of the premises commences.

Reason: To reduce reliance on the private car as a means of transport and in

accordance with Policy TRANS 4 of the City Plan 2003.

04. External materials shall be as stated on the application form. 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 safeguard the property itself and the amenity of the surrounding area.

05. The developer shall provide adequate lighting in all parking courts and along pedestrian footpaths and shall make arrangements for the future maintenance of same.

Reason: In the interests of pedestrian safety.

06. The gradient of the road shall not exceed 1 in 12.

Reason: In the interests of traffic safety at the locus.

07. A scheme of landscaping including boundary treatment(s) and details of trees and other features which are to be retained, shall be submitted to and approved by the Planning Authority in writing prior to the commencement of works on site.

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

08. On receipt of written approval the landscaping proposals including planting, seeding, turfing and hard landscaping shall be completed by the end of the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is sooner. All landscaping shall be maintained in the approved form.

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

09. All landscaping including planting, seeding, turfing and hard landscaping as contained in the approved details shall be completed by the end of the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner. All landscaping shall be maintained in the approved form.

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

10. Any trees or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Planning Authority gives written consent to any variation.

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

11. A maintenance management schedule for the landscaping scheme shall be submitted to and approved by the Planning Authority prior to the commencement of any works. The landscaping shall be maintained in accordance with the approved management schedule.

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

12. Suitable provision shall be made for refuse storage including provision of appropriate refuse bins and recycling facilities. Full details shall be submitted to and approved by the Planning Authority prior to the commencement of works.

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

13. No construction work shall take place on site until a series of tests for ground contamination have been carried out in accordance with a method approved by the Planning Authority and the recommendations published by the Department of the Environment. No construction work shall be started until remedial work considered necessary by the Planning Authority as a result of these tests has been carried out and the ground has been made safe.

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

14. A continuous barrier shall be provided and maintained by the developer along the boundary of the site with the motorway. Details of the barrier shall be approved in writing by the Planning Authority before works commence.

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

15. No planting within the adjacent Corridor of Wildlife/Landscape Importance as designated in the City Plan shall be affected by the construction works. Any trees in the vicinity of the construction works shall be protected by a method as set out in BS837/1991. Any landscaping in the Corridor adversely affected by the construction works shall be reinstated by the same or similar planting, to be agreed with the Planning Authority in writing; such reinstatement must be carried out by the end of the first planting and seeding season following the first occupation of the buildings or the completion of the building, whichever is sooner.

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

16. A detailed scheme for the lighting of the car park areas, pathways and roadways and for the external lighting of the building shall be submitted for the written approval of the Planning Authority prior to the first occupation of the units.

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

17. There shall be no drainage connections from the site to the motorway drainage system.

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

18. Any external floodlighting of the building or of the site shall be sited and/or shielded so as to offer no traffic hazards or distraction to vehicular traffic outwith the site.

Reason: In the interests of traffic safety at the locus.

Dated: 1 October 2008

**for Executive Director
Development and Regeneration Services
Glasgow City Council**

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS GRANT OF PLANNING PERMISSION

IT IS YOUR RESPONSIBILITY TO SATISFY YOURSELF WITH REGARD TO THE MATTERS LISTED BELOW PRIOR TO IMPLEMENTATION OF THE WORKS WHICH ARE THE SUBJECT OF THIS CONSENT.

CONDITIONS OF THIS NOTICE

By this notice Glasgow City Council, as planning authority, has approved this proposal subject to conditions which the Council consider necessary to ensure the satisfactory implementation of the proposal. **It is important that these conditions are adhered to and the Council will actively monitor the implementation of the development to ensure this. Failure to comply with conditions may result in enforcement action being taken.**

RIGHTS OF APPEAL

If you are not satisfied with the conditions which have been imposed you may appeal to the Scottish Ministers within **six months** of the date on this notice.

A notice of appeal must be lodged in writing on a form supplied by the Scottish Ministers and the grounds of appeal must be clearly stated. Appeal form P/PPA can be obtained by writing to:

**Scottish Executive Inquiry Reporters Unit
4 The Courtyard
Callendar Business Park
Callendar Road
FALKIRK
Tel: 01324 696 400**

The appeal form should be accompanied by copies of this notice, the application forms, plans and any other documents submitted along with the application. **Copies of all these documents should, at the same time, be submitted to Glasgow City Council, Development and Regeneration Services, Development Management, 229 George Street, Glasgow G1 1QU.**

You are required to indicate whether you wish the appeal to be determined on the basis of written submissions or whether you wish a public local inquiry to be held. In most cases an appeal will be dealt with by a person appointed by the Scottish Ministers called a 'Reporter' and the decision which is reached will be final, subject to the right to apply to the Court of Session and petition for judicial review on legal grounds.

OWNERSHIP OF THE SITE

This consent only grants permission to develop on land of which you are the owner or have obtained the necessary consents from the owners of land or buildings.

If permission to develop land is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the planning authority a purchase notice requiring the purchase of his/her interest in the land in accordance with the provisions of Part V of the Town and Country Planning (Scotland) Act 1997.

BUILDING WARRANT

This permission does not exempt you from obtaining a Building Warrant under the Building (Scotland) Acts. For further information, please contact Building Control within Development and Regeneration Services, 229 George Street, Glasgow, G1 1QU on 0141 287 5937.

ROADS CONSTRUCTION CONSENT

This permission does not exempt you from obtaining a Roads Construction Consent under the Roads Scotland Act 1984. For further information please contact Roads and Transportation, within Land and Environmental Services, 20 Cadogan Street, Glasgow, G2 7AD on 0141 287 9000

DISABLED ACCESS

You are reminded that in providing premises (including university and school buildings, offices, shops, railway premises, factories and toilets) which are open to the public, you should make provision, where reasonably and practicable, for the means of access and parking to be designed to meet the needs of disabled people. This should include appropriate signposting indicating the availability of these facilities. Your attention is specifically drawn to the BSI Code of Practice on Access for the Disabled to Buildings (BS 5810:1979) which explains the manner in which appropriate provision can be made for the needs of disabled people in the design of buildings. For further information please contact the Council's Access Officer for the Disabled, Mr N McLachlan on 0141 287 4470.

WORK INVOLVING GROUND EXCAVATION

The attention of any applicant proposing works involving ground excavation is drawn to the Scottish National Freephone MOLESEYE LTD SCOTLAND telephone number. The number, 0800 800 333, should be called to clarify the location of services to prevent damage to plant from uninformed ground excavation.

SMALL FORMAT POSTERS

The City Council acknowledges the contribution that tourism, cultural, leisure and entertainment activities including film and theatre, music and dance, make to the economy and vitality of the City. Such activities tend to be advertised in small poster format (flyposting) which, if uncontrolled, can seriously detract from the appearance of the City. The City Council is working with the postering industry to prevent this, whilst accommodating the aspirations of the industry. It has approved a report stating that, where developments incorporate site screening panels prior to or during building operations, developers are encouraged to be receptive to approaches by the postering industry to accommodate an element of posting, in a controlled way, on the screen panels. It should be noted that any such posting will require separate Express Consent, usually sought by the advertiser, from the City Council to ensure that an acceptable standard of display is achieved. Developers are invited to assist the Council's initiative with the postering industry by making suitable sites available, as indicated above.

ADVISORY NOTES TO APPLICANT

01. The applicant is advised that, in designing the pedestrian route described in condition 02 above, the connection of the footpath to the public footway should minimise the potential for obstructive on-road parking on the approaches to the Fifty Pitches Road roundabouts