

Ref No. TP/ED/17/0717

If Calling or telephoning please ask for
Ms Susan Turnbull
Planner on
0141 578 8600

28 May 2018

Colin McIntyre
Rhubarb Blue Limited
5 Prospect Avenue
Cambuslang
Glasgow
Scotland
G72 8BW

Planning Department
Place, Neighbourhood and Corporate Assets
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ
Tel: 0300 123 4510

Dear Sir/Madam

**Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006
Full Planning Permission**

The Council as planning authority have decided to grant of planning permission in respect of Demolition of existing industrial and commercial premises and erection of 64 no. apartments in four separate 3-4 storey blocks with accommodation in the roofspace and associated parking, roads and landscaping. at:

6 St Mungo Street, Bishopbriggs, East Dunbartonshire, G64 1QT

I accordingly enclose a formal notice of consent and shall be glad if you will please note the condition(s) on which the consent is granted.

If approval is also required under the Building (Scotland) Act 2003, it will be necessary, if you have not already done so, to obtain the appropriate warrant from the Local Authority before work is started.

Any variation or amendment of the details approved by the permission should be notified to the authority before they are carried out, to avoid any difficulties which would arise from works that have not been approved by further written authorisation of the planning permission.

In particular, the carrying out of any unauthorised works may result in the Council undertaking legal action under the above Act and related Regulations which could lead to enforcement action and/or prosecution. Failure to do so would be a breach of planning control under section 123(1) of the 1997 Act.

Please also note the requirement for the completion of a Notice of Initiation and Completion, these can be found at <https://www.eastdunbarton.gov.uk/residents/planning-and-building-standards/planning-applications/after-decisions-what-do-next>. These should be returned to the Planning Service at the appropriate stages of development and failure to do so can be a breach of planning control.

Please find enclosed a copy of the Planning Report which constitutes the Report of Handling for this application.

Yours faithfully



Thomas Glen
Depute Chief Executive
Place, Neighbourhood and Corporate Assets

**FULL PLANNING PERMISSION CONSENT
NOTICE NO. TP/ED/17/0717**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
AS AMENDED BY THE PLANNING ETC. (SCOTLAND) ACT 2006**

Applicant	Agent (if applicable)
Mr Scott Carmichael Clydeport Building 16 Robertson Street Suite 1 First Floor Glasgow Scotland G2 8DS	Colin McIntyre Rhubarb Blue Limited 5 Prospect Avenue Cambuslang Glasgow Scotland G72 8BW

With reference to your application dated 21 September 2017 for consent to the following;

Demolition of existing industrial and commercial premises and erection of 64 no. apartments in four separate 3-4 storey blocks with accommodation in the roofspace and associated parking, roads and landscaping.

6 St Mungo Street, Bishopbriggs, East Dunbartonshire, G64 1QT

The East Dunbartonshire Council in exercise of their powers under the Acts and Orders hereby grant planning permission for the said development in accordance with the plan(s) listed below and the particulars given in the application subject however to the following conditions and reason(s), viz

1. Prior to the commencement of works on site, a Construction Methodology Statement (CMS) shall be submitted for the written approval of the Planning Authority and shall include details of: haulage routes, location of site compound, material storage areas, location of on-site parking provision, vehicle wheel wash facilities/road brush provision and details of signing at the site access. Thereafter, the CMS shall be implemented for the duration of the works on site.
2. During the period of demolition and construction, all works and ancillary operations which are audible at the site boundary (including the use of generators), or at such other places as may be agreed with the Council, shall be carried out only between 0800 and 1900 hours Monday to Friday inclusive; 0800 and 1300 hours on a Saturday and at no time on a Sunday, or on a national Bank Holiday.
3. The noise mitigation requirements for the proposed residential properties detailed in the Noise & Vibration Impact Assessment St Mungo Street Bishopbriggs (6356599/rmg/R1) submitted by Bureau Veritas dated 5 January 2018 shall be implemented in full, namely:
 - i) All habitable rooms within any dwelling shall be fitted with good quality double glazing, minimum 4/12/6 or an acoustic performance equivalent, and with acoustic trickle vents with a minimum performance 33 dB Dn,e,w.
 - ii) A 2.5m high acoustic barrier must be erected along the northern boundary of the site adjacent to the railway line as detailed in Appendix C. The acoustic barrier requires to be continuous with no gaps, either between sections or at the base or sides of the barrier. The mass of a timber fence should be at least 10kg/m²; as 19mm thick softwood boards have a mass of 10.5kg/m² they would be suitable for the proposed barrier as long as it was suitably maintained.
4. All plant and equipment (including any ventilation system) to be installed or operated in connection with the granting of this permission shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed International Standards Organisation (ISO) Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 25 between 2300 and 0700 hours daily, within any nearby residential property, with windows slightly open for ventilation, when measured and/or calculated and plotted on an ISO rating curve chart.

5. All external lighting to be installed shall be sufficiently screened and aligned to ensure that there is no direct illumination of neighbouring land and that light spillage beyond the boundaries of the site is minimised.
6. The mitigation measures for reducing the impact from dust during the construction phase outlined in the approved Air Quality Assessment (PL85) shall be implemented in full.
7. Prior to the commencement of construction, adequate monitoring and suitable gas risk assessment is to be carried out within the footprint of the existing building post-demolition. Depending on the findings of the soil gas risk assessment and monitoring results a scheme may be required to be submitted in form of:
 - i) Detailed remediation scheme that will bring the site to a condition suitable for the intended use to be submitted and approved by the local planning authority.
 - ii) Following completion of remedial measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval.
8. The recommendations outlined in the approved Bat Survey document (PL36) shall be implemented in full for the duration of the construction works.
9. The approved drainage scheme as detailed on PL105 and PL106 shall be implemented in full prior to occupation of the development, unless otherwise agreed in writing with the Planning Authority.
10. Prior to the commencement of works on site, a maintenance schedule relating to all un-adopted drainage and land within the site shall be submitted for the written approval of the Planning Authority. Thereafter the maintenance of these areas shall be carried out as approved.
11. Prior to the commencement of works on site, a scheme of the landscaping of the site shall be submitted to and approved in writing by the Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), earthworks or earthmounding, schedules of plants noting species, plant sizes, proposed numbers, locations and densities and an implementation programme. Thereafter, the approved scheme shall be implemented in accordance with the implementation programme set out in said scheme.
12. Prior to the commencement of works on site, details and samples of all external materials shall be submitted to and approved by the Planning Authority. Works shall be carried out in accordance with the details finally approved, unless otherwise agreed by the Planning Authority.
13. Prior to the commencement of works on site, a plan indicating the positions, design, materials and type of boundary treatment to be erected, including the acoustic barrier fencing along the northern boundary, shall be submitted to and approved in writing by the Planning Authority. The boundary treatment shall be completed before completion or occupation of the buildings, whichever is sooner. The boundary treatment shall be carried out in accordance with the approved details and permanently retained unless otherwise first approved in writing by the Planning Authority.
14. Prior to the commencement of works on site, details of the proposed bin enclosures shall be submitted for the written approval of the Planning Authority. The approved details shall be fully provided prior to the occupation of the development and thereafter shall be permanently retained and maintained.

Reasons:

1. To minimise disruption to the surrounding road network and neighbouring properties.
2. To protect neighbouring residential properties from noise at unsociable hours.
3. In the interests of safeguarding residential amenity, to ensure a reasonable control of noise levels, which may be emitted from adjacent land uses.
4. In the interests of safeguarding residential amenity.

5. In the interests of safeguarding residential amenity.
6. In the interests of protecting the surrounding amenity.
7. In the interests of public safety.
8. To ensure compliance with legislation relating to European Protected Species.
9. To reduce the increased risk of flooding.
10. To ensure that all drainage is adequately maintained.
11. In the interests of local environmental quality to ensure an appropriate level of landscaping for the site.
12. To ensure all proposed materials are appropriate.
13. To ensure all proposed boundary treatments are appropriate.
14. In the interests of residential and visual amenity, to ensure that appropriate and acceptable facilities are provided.

Reason(s) for making decision:

1. Having taken account of all material considerations the proposal is considered to be acceptable in meeting the Development Plan. The proposal is compatible with its surrounds in terms of land use, design and scale and will not cause any unacceptable impact to surrounding properties.

Advisory Notes(s):

1. The development to which this permission relates must begin no later than 3 years from the date of this permission.
2. That the development hereby consented shall not start until a Notice of Initiation has been submitted to the Planning Authority.
3. On completion of the development, you are also required to submit written notification to this Council by completing and returning a Notice of Completion.
4. This planning approval shall be read in conjunction with the Section 75 Agreement.
5. This permission does not exempt the Applicant from obtaining a Roads Construction Consent under the Roads Scotland Act 1984. For further information please contact East Dunbartonshire Council Roads & Neighbourhood Services.
6. This permission does not exempt the Applicant from obtaining a Building Warrant under the Building (Scotland) Acts. For further information, please contact Building Standards (0141) 578 8600.
7. In accordance with The Control of the Asbestos Regulations 2012, any building undergoing demolition or refurbishment requires to be subject to an asbestos refurbishment or demolition survey and the findings implemented. Further information on asbestos management can be found on <http://www.hse.gov.uk/asbestos/index.htm>.
8. The Applicant should contact East Dunbartonshire Council's Street Lighting Section with regards to street lighting design on St Mungo Street.
9. East Dunbartonshire Council's Development and Regeneration Service is responsible for street naming and numbering in the Council area. Street Naming and Numbering in Scotland is carried out in accordance with The

Civic Government (Scotland) Act 1982 - Section 97, street names and house numbers. As of 1 April 2014, East Dunbartonshire Council will now charge applicants for the naming and numbering of new streets and dwellings. Please contact StreetNamingRequests@eastdunbarton.gov.uk for further information.

10. Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures. The demolition of buildings or other structures near to operational railway infrastructure must be carried out in accordance with an agreed method statement. Approval of the method statement must be obtained from Network Rail's Asset Protection Engineer before development can commence. Construction works must be undertaken in a safe manner which does not disturb the operation of the neighbouring railway. Applicants must be aware of any embankments and supporting structures which are in close proximity to their development. Details of all changes in ground levels, laying of foundations and operation of mechanical plant in proximity to the rail line must be submitted to Network Rail's Asset Protection Engineer for approval prior to works commencing on site. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. by a "possession" which must be booked via Network Rail's Asset Protection Engineer and are subject to a minimum prior notice period for booking of 20 weeks.

The following documents make up the decided application and can be found by searching for TP/ED/17/0717 on the council's Search Planning Application page (<http://planning.eastdunbarton.gov.uk/online-applications>):

- PL103 NOISE AND VIBRATION IMPACT ASSESSMENT
- PL70 (2049/120 C) BLOCK A SOUTH ELEVATION
- PL71 (2049/121 C) BLOCK A NORTH ELEVATION
- PL72 (2049/220 C) BLOCK B SOUTH ELEVATION
- PL73 (2049/221 C) BLOCK B NORTH ELEVATION
- PL74 (2049/320 C) BLOCK C SOUTH ELEVATION
- PL75 (2049/321 C) BLOCK C NORTH ELEVATION
- PL110 (2049/003 R) SITE LAYOUT PLAN AS PROPOSED APPLICATION
- PL1 (2049/001) LOCATION PLAN
- PL3 (2049/002) SITE PLAN AS EXISTING
- PL5 (2049/111) BLOCK A FIRST FLOOR PLAN
- PL7 (2049/110) BLOCK A GROUND FLOOR PLAN
- PL9 (2049/112) BLOCK A SECOND FLOOR PLAN
- PL13 (2049/211) BLOCK B FIRST FLOOR PLAN
- PL15 (2049/210) BLOCK B GROUND FLOOR PLAN
- PL17 (2049/212) BLOCK B SECOND FLOOR PLAN
- PL21 (2049/311) BLOCK C FIRST FLOOR PLAN
- PL23 (2049/310) BLOCK C GROUND FLOOR PLAN
- PL25 (2049/312) BLOCK C SECOND FLOOR PLAN
- PL36 BAT SURVEY
- PL99 (GD-C-104) ROAD CONSTRUCTION DETAILS
- PL105 (GD-C-201 B) DRAINAGE LAYOUT
- PL106 (GD-C-302 A) OVERLAND FLOW
- PL107 (GD-C-301 A) LEVELS LAYOUT
- PL108 (GD-C-101 C) ROAD LAYOUT
- PL109 (GD-C-102 B) SWEPT PATH
- PL60 (2049/114 A) BLOCK A FOURTH FLOOR PLAN
- PL61 (2049/214 A) BLOCK B FOURTH FLOOR PLAN
- PL62 (2049/314 A) BLOCK C FOURTH FLOOR PLAN
- PL63 (2049/113 A) BLOCK A THIRD FLOOR PLAN
- PL64 (2049/213 A) BLOCK B THIRD FLOOR PLAN
- PL65 (2049/313 A) BLOCK C THIRD FLOOR PLAN
- PL66 (2049/115) BLOCK A ROOF PLAN
- PL67 (2049/215) BLOCK B ROOF PLAN
- PL68 (2049/315) BLOCK C ROOF PLAN
- PL84 DESIGN AND ACCESS STATEMENT
- PL40 (2049/122 A) BLOCK A EAST AND WEST ELEVATIONS



- PL43 (2049/222 A) BLOCK B EAST AND WEST ELEVATIONS
- PL46 (2049/322 A) BLOCK C EAST AND WEST ELEVATIONS
- PL86 DRAINAGE STRATEGY REPORT
- PL87 (P17/208) SITE INVESTIGATION REPORT
- PL85 AIR QUALITY ASSESSMENT
- PL89 (2049/421 C) BLOCK D-E NORTH ELEVATION
- PL90 (2049/420 C) BLOCK D-E SOUTH ELEVATION
- PL91 (2049/422 D) BLOCK D-E EAST AND WEST ELEVATION
- PL92 (2049/410 B) BLOCK D-E GROUND FLOOR PLAN
- PL93 (2049/411 C) BLOCK D-E FIRST FLOOR PLAN
- PL94 (2049/412 C) BLOCK D-E SECOND FLOOR PLAN
- PL95 (2049/413 C) BLOCK D-E THIRD FLOOR PLAN
- PL96 (2049/414 B) BLOCK D-E ROOF PLAN

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments.

Dated 28 May 2018

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Depute Chief Executive, Place, Neighbourhood and Corporate Assets

(SEE OVER)

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
AS AMENDED

1. If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval of reserved matters in respect of the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Scottish Ministers under section 47 of the Town and Country Planning (Scotland) Act 1997 as amended within three months from the date of this notice. The appeal should be addressed to the Scottish Government, Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callendar Business Park, Callendar Road, FALKIRK FK1 1XR.
2. If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, 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 may serve on the planning authority a purchase notice requiring the purchase of his interest in the land on accordance with Part V Chapter II of the Town and Country Planning (Scotland) Act 1997 as amended.