

PLANNING BOARD – 6 JUNE 2018

- (4) that the building hereby permitted shall not be brought into use until all hard landscaping, including the car parking spaces and manoeuvring areas are finished to final sealed wearing course, to ensure the provision of adequate parking facilities;
- (5) that all surface water originating within the site shall be intercepted within the site, to control runoff from the site to reduce the risk of flooding;
- (6) that prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval, to ensure adequate service connections can be achieved;
- (7) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the maintenance regime for the water detention areas, to control runoff from the site to reduce the risk of flooding;
- (8) that the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages have been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;
- (9) that before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness, to ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety;
- (10) that the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and the Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;
- (11) that the approved boundary fences and walls shall be erected prior to the building hereby permitted being brought into use, in the interests of visual amenity;
- (12) that existing trees both within the development site and in the vicinity of the boundary of the site which are not to be felled or lopped as part of the proposals are to be protected in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS 5837:2012, to ensure preservations of the trees not to be removed;
- (13) that prior to the commencement of development, the applicant shall submit to and receive approval in writing from the Planning Authority of a scheme for electric vehicle charging points within the site, in the interests of sustainability;
- (14) that prior to the building hereby permitted being brought into use, the applicant shall submit a Travel Plan for approval by the Planning Authority and that, for the

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avoidance of doubt, it shall address (but not be limited to) how people will travel to the site, existing public transport provision (including an assessment of spare capacity on existing services), identify if additional services are required and whether a bus shuttle service is required to the bus station or if the existing bus service can be accommodated. Cycle demand also requires to be addressed, to ensure the issues of travel accessibility and sustainability are addressed; and

(15) that road drainage details shall be submitted to and approved in writing by the Planning Authority prior to the commencement of the development, In the interests of flood prevention; and;

(b) with reference to condition (14) above, Planning Authority refers to the Planning Board or equivalent Committee or Board of Inverclyde Council.