

PLANNING BOARD – 4 FEBRUARY 2015

Planning Board

Wednesday 4 February 2015 at 3pm

Present: Provost Moran, Councillors Brooks, Campbell-Sturgess, Dorrian, Loughran, McColgan, McIlwee, Nelson, Rebecchi and Wilson.

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration & Planning, Mr M Higginbotham (for Head of Environmental & Commercial Services), Mr J Kerr (for Head of Legal & Property Services) and Corporate Communications Manager.

The following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Board.

97 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST

97

An apology for absence was intimated on behalf of Councillor Jones.

Councillor Loughran declared an interest in Agenda Item 2(d) (Demolition of existing buildings and erection of residential development and associated access, parking, landscaping and engineering works: Former Naval Depot and Coastguard, Eldon Street, Greenock (14/0302/IC)).

98 PLANNING APPLICATIONS

98

There were submitted reports by the Head of Regeneration & Planning on the following applications which were dealt with as follows:-

**(a) Construction of a community centre, 3G all weather playing field, 24 car parking spaces and external space for community events:
Recreation Ground, Main Road, Inverkip (14/0360/IC)**

The report recommended that planning permission be granted subject to a number of conditions.

After discussion, Councillor Dorrian moved that planning permission be granted subject to the conditions detailed in the report. As an amendment, Councillor Nelson moved that planning permission be refused for the following reasons:-

- (1) this unsympathetic proposal within Inverkip Conservation Area is unacceptable in terms of Local Plan Policy HER1 as the proposed building would have a detrimental impact on the historical character and appearance of the conservation area; and
- (2) the proposed site is adjacent to Bridgend which includes List 'B' Bothy House and No. 15 Bridgend Cottages. List 'B' Inverkip Parish Church is also in close proximity. This proposal would adversely affect the settings, principal views and approaches to these listed buildings in contradiction to Local Plan Policy HER5.

On a vote, 2 Members voted for the amendment and 8 for the motion which was declared carried.

Decided: that planning permission be granted subject to the following conditions:-

- (1) that prior to their use samples of all facing materials shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be

PLANNING BOARD – 4 FEBRUARY 2015

used unless an alternative is agreed in writing by the Planning Authority, in the interests of visual amenity;

(2) that for the avoidance of doubt, the vehicular access, associated footway, car parking spaces and manoeuvring areas shall be finished in a hard sealed surface prior to the development hereby permitted being brought into use. Full details of the surfacing materials shall be submitted to and approved in writing prior to their use. They shall thereafter be implemented unless alternatives are agreed and approved in writing by the Planning Authority, to ensure the provision of appropriate surfacing materials in the interests of public safety;

(3) that full details of the surfacing for the Community Green, the All Weather Pitch, the Event Space and all other off-road surfaces within the site shall be submitted to and approved in writing by the Planning Authority. Surfacing shall thereafter be completed prior to the community centre hereby permitted being brought into use, to ensure provision of the full facility in the public interest;

(4) that notwithstanding the terms of condition 3 above, the new pitch will be a 3G synthetic pitch that will be designed and constructed by a recognised (e.g. Sports and Play Construction Association) specialist pitch contractor. Details of the contractor and the pitch specification shall be submitted for the written approval of the Planning Authority prior to the commencement of development, to ensure the adequacy of the sports pitch for use;

(5) that the new pitch will be fully operational and available for use not later than one year after the commencement of construction of the development, to ensure provision of the pitch;

(6) that full details of all soft landscaping shall be submitted to and approved in writing by the Planning Authority and implemented prior to the community centre hereby permitted being brought into use. This shall include a management and maintenance schedule. Any of the planting which dies, becomes diseased, is removed or damaged within a period of 5 years from implementation shall be replaced within the next planting season with planting of a similar size and species, in the interests of visual amenity in providing an appropriate setting for the community centre;

(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 finalised plans and any further calculation regarding the channel improvement works be submitted to and approved in writing by the Planning Authority, after consultation with the Scottish Environment Protection Agency, prior to the commencement of any works on site, to prevent the generation of any flooding problems;

(9) that prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site, to help arrest the potential spread of Japanese Knotweed in the interests of environmental protection;

(10) that the development shall not commence until an environmental investigation and risk assessment, including any necessary remediation strategy with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and

PLANNING BOARD – 4 FEBRUARY 2015

completed in accordance with acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options, to satisfactorily address potential contamination issues in the interests of environmental safety;

(11) that on completion of remediation and verification/validation works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing, by the Planning Authority, confirming that the works have been carried out in accordance with the remediation strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not be limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site, to provide verification that remediation has been carried out to the Planning Authority's satisfaction;

(12) that the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy 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;

(13) that the use of the development shall not commence until the applicant has submitted a completion report for approval, in writing by the Planning Authority, detailing all fill or landscaping material imported onto the site. This report shall contain information of the material's source, volume, intended use and verification of chemical quality (including soil-leachate and organic content etc) with plans delineating placement and thickness, to protect receptors from the harmful effects of imported contamination;

(14) that the applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the development shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place, to protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds;

(15) that details of lighting within the site shall be submitted for the approval of the Planning Authority, after consultation with Transport Scotland, as the Trunk Roads Authority, to minimise the distraction to drivers on the trunk road;

(16) that all external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption", to protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption; and

(17) that details of a boundary fence/barrier to be erected adjacent to the trunk road shall be submitted for the approval of the Planning Authority, after consultation with the Trunk Roads Authority. The approved fence/barrier shall be erected prior to the community centre hereby approved being brought into use and shall be maintained in perpetuity by the developer or subsequent owner of the land along the boundary of the site with the trunk road, to minimise interference with the safety and free flow of traffic on the trunk road.

PLANNING BOARD – 4 FEBRUARY 2015

- (b) **Erection of 26 detached dwellinghouses, including formation of access roads and landscaping works:
Levan Farm, Gourock (14/0372/IC)**

Decided: that planning permission be granted subject to the following conditions:-

- (1) that prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;
- (2) that the development shall not commence until an environmental investigation and risk assessment, including any necessary remediation strategy with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options, to satisfactorily address potential contamination issues in the interests of environmental safety;
- (3) that on completion of remediation and verification/validation works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing by the Planning Authority, confirming that the works have been carried out in accordance with the Remediation Strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not be limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site, to provide verification that remediation has been carried out to the Authority's satisfaction;
- (4) that the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy 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;
- (5) that the use of the development shall not commence until the applicant has submitted a completion report for approval, in writing by the Planning Authority, detailing all fill or landscaping material imported onto the site. This report shall contain information of the material's source, volume, intended use and verification of chemical quality (including soil-leachate and organic content etc) with plans delineating placement and thickness, to protect receptors from the harmful effects of imported contamination;
- (6) that no development shall commence until samples of all external materials have been submitted to and approved in writing by the Planning Authority; development thereafter shall proceed utilising the approved materials unless the Planning Authority gives its prior written approval to any alternatives, to ensure a continuity of finishing materials in this part of Gourock;

PLANNING BOARD – 4 FEBRUARY 2015

(7) that the landscaping scheme hereby approved shall be completed in the first planting season following completion of the 26 houses and any specimens which in the subsequent 5 years die, become diseased or are damaged shall be replaced in the next planting season unless the Planning Authority gives its prior written approval to any alternatives, to ensure a quality landscape setting for the development; and

(8) that no development shall commence until a bond to cover the cost of implementing the approved landscaping scheme has been concluded with the Planning Authority, to ensure the provision of the approved landscaping scheme.

**(c) Construction of new prison with associated infrastructure, servicing and access arrangements:
Glenburn School, Inverkip Road, Greenock (14/0366/IC)**

It was noted that this application had been withdrawn.

**(d) Demolition of existing buildings and erection of residential development and associated access, parking, landscaping and engineering works:
Former Naval Depot and Coastguard, Eldon Street, Greenock (14/0302/IC)**

The report recommended that, subject to the applicant concluding an Agreement under Section 69 of the Local Government (Scotland) Act 1973 to secure the provision of a bond to cover the cost of the provision of affordable housing off-site in accordance with Local Development Plan Policy RES4(a)(ii) as outlined in the report, planning permission be granted subject to a number of conditions.

Councillor Loughran declared a non-financial interest in this matter as a Member of the Royal West of Scotland Amateur Boat Club. He also formed the view that the nature of his interest did not preclude his continued presence in the Chamber or his participation in the decision making process.

Decided: that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Property Services in consultation with the Chair.

**(e) Proposed redevelopment and refurbishment of Listed Buildings to provide residential accommodation; proposed alterations to Listed Buildings together with selective demolition works and proposed construction of 33 houses (in principle) within parts of the associated grounds:
Balrossie House, Blacksholm Road, Kilmacolm (12/0252/IC, 12/0022/LB and 12/0254/IC)**

Decided:

(i) that listed building consent 12/0022/LB be granted subject to the following conditions:-

(1) that no development shall commence until full details of the following works to Balrossie House, the villa annex and the watertower have been submitted to and approved by the Planning Authority in consultation with Historic Scotland:

- stonework repairs/replacement
- roof repairs
- fenestration repairs/replacement
- guttering and downpipe repairs/replacement
- all internal works

PLANNING BOARD – 4 FEBRUARY 2015

for the avoidance of doubt development shall adhere to the Balrossie, Kilmacolm: Design Guidelines (Simpson and Brown Architects, July 2014) and the Balrossie, Kilmacolm: Design and Access Statement (Simpson and Brown Architects, July 2012). Development shall thereafter be carried out in accordance with the approved matters unless agreed in writing by the Planning Authority, to ensure that the detailed works reflect the design and character of the existing listed buildings;

(2) that no development shall commence until full details of the following works have been submitted to and approved by the Planning Authority in consultation with Historic Scotland:

- garden feature repairs/replacement
- boundary repairs/replacement
- garages
- all hard and soft landscaping works

for the avoidance of doubt development shall adhere to the Balrossie, Kilmacolm: Design Guidelines (Simpson and Brown Architects, July 2014) and the Balrossie, Kilmacolm: Design and Access Statement (Simpson and Brown Architects, July 2012). Development shall thereafter be carried out in accordance with the approved matters unless agreed in writing by the Planning Authority, to ensure that works within the curtilage of the listed buildings reflect the design and character of the buildings;

(3) that no development shall commence on site until full details of a programme for the completion and subsequent maintenance of hard and soft landscape works have been submitted to and approved in writing by the Planning Authority, to ensure that landscaping works within the curtilage of the listed buildings are maintained to reflect the design and character of the buildings; and

(4) that no development shall take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and agreed by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site are undertaken to the satisfaction of the Planning Authority, to allow for archaeological monitoring of any and all ground breaking work associated with the proposed development and to accord with Scottish Government Policy;

(ii) that planning application 12/0252/IC be granted subject to the following conditions:-

(1) that no development shall commence until full details of the following works to Balrossie House, the villa annex and the watertower have been submitted to and approved by the Planning Authority in consultation with Historic Scotland:

- stonework repairs/replacement
- roof repairs
- fenestration repairs/replacement
- guttering and downpipe repairs/replacement
- all internal works.

for the avoidance of doubt development shall adhere to the Balrossie, Kilmacolm: Design Guidelines (Simpson and Brown Architects, July 2014) and the Balrossie, Kilmacolm: Design and Access Statement (Simpson and Brown Architects, July 2012). Development shall thereafter be carried out in accordance with the approved matters unless agreed in writing by the Planning Authority, to ensure that the detailed works reflect the design and character of the existing listed buildings;

PLANNING BOARD – 4 FEBRUARY 2015

(2) that no development shall commence until full details of the following works have been submitted to and approved by the Planning Authority in consultation with Historic Scotland:

- garden feature repairs/replacement
- boundary repairs/replacement
- garages
- all hard and soft landscaping works

for the avoidance of doubt development shall adhere to the Balrossie, Kilmacolm: Design Guidelines (Simpson and Brown Architects, July 2014) and the Balrossie, Kilmacolm: Design and Access Statement (Simpson and Brown Architects, July 2012). Development shall thereafter be carried out in accordance with the approved matters unless agreed in writing by the Planning Authority, to ensure that works within the curtilage of the listed buildings reflect the design and character of the buildings;

(3) that no development shall commence on site until full details of a programme for the completion and subsequent maintenance of hard and soft landscape works have been submitted to and approved in writing by the Planning Authority, to ensure that landscaping works within the curtilage of the listed buildings are maintained to reflect the design and character of the buildings; and

(4) that no development shall take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and agreed by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site are undertaken to the satisfaction of the Planning Authority, to allow for archaeological monitoring of any and all ground breaking work associated with the proposed development and to accord with Scottish Government Policy; and

(iii) that planning application 12/0254/IC be granted subject to the following conditions:-

(1) that development shall not commence until an application for approval of matters specified in conditions is submitted to and approved in writing by the Planning Authority in respect of the siting, design and appearance of:

- (a) all buildings
- (b) all roads, footpaths and parking layouts
- (c) all areas of open space and landscaping
- (d) all walls, fences and gates

for the avoidance of doubt development shall adhere to the Balrossie, Kilmacolm: Design Guidelines (Simpson and Brown Architects, July 2014) and the Balrossie, Kilmacolm: Design and Access Statement (Simpson and Brown Architects, July 2012). Development shall thereafter be carried out in accordance with the approved matters unless agreed in writing by the Planning Authority, to ensure the development reflects the design and character of nearby listed buildings;

(2) that no development shall commence on site until a phasing plan linking the commencement of the construction and the occupation of all new houses to the restoration and completion of all listed building works as detailed in listed building application 12/0022/LB has been submitted to and approved by the Planning Authority.

PLANNING BOARD – 4 FEBRUARY 2015

For the avoidance of doubt no new houses shall be occupied until the first phase of work to the listed buildings has been completed. As a minimum, these works to Balrossie House and the villa annexe will comprise the roof structure and covering, including guttering and down pipes being repaired and made water-tight, external wall surfaces structurally repaired and door and window openings being secured. There shall also be no occupation of the final 5 new houses until such time as all works to the listed buildings have been completed, to ensure that the provision of enabling development is linked to the restoration of the listed buildings;

(3) that no development shall commence on site until a full tree survey in accordance with the British Standards Institute, Trees in Relation to Construction, currently BS 5837:2012 is submitted to the Planning Authority, to ensure the provision and retention of adequate landscaping;

(4) that no existing trees or shrubs be lopped, topped, felled, removed or disturbed in any way without the prior written consent of the Planning Authority, to ensure the provision and retention of adequate landscaping;

(5) 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 line with British Standards Recommendations for Trees in Relation to Construction, currently BS 5837: 2012. No development shall take place until details of the protection measures have been submitted to and approved in writing by the Planning Authority, to ensure the provision and retention of adequate landscaping;

(6) that no tree felling, lopping or scrub clearance shall take place within the main bird breeding season, March to June inclusive, and all such works shall be preceded by a check for nesting birds in accordance with the Nature Conservation (Scotland) Act 2014 and for the protection of wildlife, to ensure the provision and retention of adequate landscaping;

(7) that no development shall commence until fully detailed landscaping proposals have been submitted to and approved by the Planning Authority. The approved landscaping scheme shall be completed in the first planting season following the completion of the development and any specimens that in the subsequent 5 years die, become diseased or are damaged shall be replaced with a similar specimen unless the Planning Authority gives prior written approval to any alternatives, to ensure the provision and retention of adequate landscaping;

(8) that prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site, to help arrest the potential spread of Japanese Knotweed in the interests of environmental protection;

(9) that the development shall not commence until an environmental investigation and risk assessment, including any necessary remediation strategy 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 acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options, to satisfactorily address potential contamination issues in the interests of amenity and environmental safety;

PLANNING BOARD – 4 FEBRUARY 2015

(10) that on completion of remediation and verification/validation works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing by the Planning Authority, confirming that the works have been carried out in accordance with the Remediation Strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not be limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site, to provide verification that remediation has been carried out to the Authority's satisfaction;

(11) that the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority, to ensure that all potential contamination issues are recorded and dealt with appropriately;

(12) that no fill or landscaping material shall be imported onto the site until written details of the source and intended reuse of the imported materials have been submitted for approval, in writing by the Planning Authority. The report shall characterise the chemical quality (including soil-leachate and organic content etc), volume and source of the imported materials with corresponding cross-sections and plans indicating spatial distribution and depth/thickness of material placement within the development site. The material from the source agreed only shall be imported in strict accordance with these agreed details, to protect receptors from the harmful effects of imported contamination;

(13) that the applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the residential accommodation shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place, to protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds;

(14) that no development shall commence on site until full engineering details of the works shown on Drawing number MMD-342437-CDR-00-XX-001 in relation to the junction improvements on Blacksholm Road and Drawing numbers 069/SK/001 and 069/SK/002 in relation to the improvements on Blacksholm Road have been submitted to the Planning Authority for consideration and all such improvement works required shall be fully implemented to the satisfaction of the Planning Authority prior to development commencing on site, in the interests of road safety and to ensure the provision of adequate vehicular facilities;

(15) that no development shall commence on site until an application in respect of roads construction consent in respect of all internal roads, turning heads and off-road parking has been submitted to and approved by the Planning Authority. Thereafter all works approved in terms of the roads construction consent shall be fully implemented to the satisfaction of the Planning Authority prior to the occupation of the final house within the development, and that prior to any other dwelling being occupied, all new roads and footways leading to it shall be surfaced to a sealed basecourse, in the interests of road safety and to ensure the provision of appropriate vehicular and pedestrian access during and on completion of the development;

PLANNING BOARD – 4 FEBRUARY 2015

(16) no development commencing on site until a fully detailed survey to establish that the existing water supply is sufficient to provide for the proposed development is submitted to Scottish Water for consideration and any measures required by the developer being carried out to the satisfaction of Scottish Water, to ensure that the development can be adequately supplied in terms of the provision of a water supply;

(17) no development commencing on site until details of the proposed foul and surface water drainage system are submitted to the Planning Authority for consideration, in consultation with the Scottish Environment Protection Agency (SEPA) and Scottish Water. All foul and surface water networks, any package treatment plant and the proposed Sustainable Urban Drainage Systems facility being designed to accord with Scottish Water Technical Manual 'Sewers for Scotland' 2, and vested upon completion, to ensure the provision of adequate foul and surface water drainage facilities;

(18) that all surface water drainage from the site shall be treated in accordance with the principles of the sustainable urban drainage systems manual for Scotland and Northern Ireland (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;

(19) that public open space and private garden ground shall be provided in accordance with the Council's PAAN3 "Private & Public Open Space Provision in New Residential Development", to ensure the provision of private garden ground and open space commensurate with the approved residential development;

(20) that notwithstanding the provisions of Classes 1 A-D; 2 A&B; and 3 A-E of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, an application for planning permission will be required in respect of all development specified as being permitted development by the aforementioned classes, to enable the Planning Authority to retain control over works otherwise permitted ensuring the setting of Balrossie is protected from unsympathetic development; and

(21) that no development shall take place within the application site boundary as outlined in red on the approved location plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service, to allow for archaeological monitoring of any and all groundbreaking work associated with the proposed development and to accord with Scottish Government Policy.