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**East Dunbartonshire Council**

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# Monitoring of Major and Significant Local Planning Applications

## Quarterly Report

- Quarter 1 – 2022/23

Updated July 2022

TP/ED/17/0051 - Jellyhill, Bishopbriggs



Status:	Under construction by CALA Homes	
Case Officer:	Max Wilson 0141 578 8637 max.wilson@eastdunbarton.gov.uk	
S75 Obligations		
Description of obligation	Status	Monitoring comments
34 affordable housing units to be completed prior to completion of the 100 <sup>th</sup> market unit.	Ongoing	Not yet triggered
£502,562 towards education provision in the local catchment area due in three equal instalments on or prior to the completion of the 45 <sup>th</sup> , 90 <sup>th</sup> and 135 <sup>th</sup> units.	Complete	All received
£130,000 towards provision of new or improved sports pitches in the local area due in three equal instalments on or prior to the completion of the 45 <sup>th</sup> , 90 <sup>th</sup> and 135 <sup>th</sup> units.	Complete	All received
£41,500 towards A803 route corridor improvements due in three equal instalments on or prior to the completion of the 45 <sup>th</sup> , 90 <sup>th</sup> and 135 <sup>th</sup> units.	Complete	All received
Upgrade of the footpath adjacent to the Bishopbriggs Burn on or prior to completion of the 10 <sup>th</sup> unit.	Complete	Site visit in July 2022 to confirm completion.
Provision of a signalised junction at the A803/Meadowburn intersection on or prior to completion of the 20 <sup>th</sup> unit.	Ongoing	Detailed design being finalised and work to commence shortly
Planning Conditions Requiring Monitoring		
Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.	Complete	

TP/ED/17/0051 - Jellyhill, Bishopbriggs		
Standard conditions of construction methodology (Noise, work hours etc).	Ongoing	<ul style="list-style-type: none"> <li>□ On-site monitoring of temporary access arrangements and construction compound location (May 2019).</li> <li>□ Monitoring of haulage routes used by site vehicles resulting in request for additional signage to direct contractors (March 2020).</li> <li>□ Monitoring of working hours following complaints (May 2022)</li> </ul>
Conditions relating to flood mitigation, habitat enhancement measures, contaminated land, landscaping and play space.	Ongoing	<ul style="list-style-type: none"> <li>□ Pre start meeting held with developer to review habitat and tree protection measures (March 2019).</li> <li>□ Confirmation that flood mitigation completed (June 2020)</li> <li>□ Site visit held July 2022 to review flood mitigation area and tree transplanting. Further visits to monitor success in 2023 needed.</li> </ul>
Monitoring programmed for the next quarter		
<ul style="list-style-type: none"> <li>□ Site visit for Autumn 2022 to review landscaping as site nears completion.</li> <li>□ Progress with Meadowburn signalisation to be monitored</li> </ul>		

TP/ED/17/0857 - Broomhill Hospital



Status:	Under construction by CALA Homes	
Case Officer:	Fraser McNair fraser.mcnair@eastdunbarton.gov.uk	
S75 Obligations		
Description of obligation	Status	Monitoring comments
45 affordable housing units to be completed prior to completion of the 118 <sup>th</sup> market unit.	Ongoing	Not yet triggered
Four instalments of £230,272.52 towards education provision in the local catchment area due within 14 days of the completion of 25%, 50%, 75%, and 100% of the total private residential units.	Ongoing	First instalment received on 01.07.2021.
£50,000 towards A803 Route Corridor improvements due in two equal instalments within 14 days of the completion of 50% and 100% of the total private residential units.	Ongoing	Not yet triggered
Completion of Puffin Crossing prior to the completion of the 1 <sup>st</sup> residential unit.	Complete	
Completion of refurbishment of the gatehouse prior to the completion of the 1 <sup>st</sup> private residential unit AND the commencement of the marketing strategy.	Partially complete	External refurbishment works on gatehouse completed. Full planning permission has just been granted to change use of gatehouse to a residential dwelling and extend. The developer is to commence marketing of the gatehouse shortly.
If the Private Housing Landlord is unable to secure transfer of the gatehouse prior to the completion of the 118 <sup>th</sup> private residential unit, they shall gift the gatehouse to a suitable third-sector organisation.	Not yet triggered	

**TP/ED/17/0857 - Broomhill Hospital**

Improvement works to MOVA system at A803 Glasgow Road/Milton Road/Ledgate/Kilsyth Road junction to be submitted by CALA Homes, agreed with Council and implemented by CALA Homes prior to completion of 1 <sup>st</sup> unit.	Complete	MOVA system adjusted
Owners Association to be set up and a suitable management provider to be appointed for the long-term management of the open space.	Outstanding	
For a period of two years from the date of planning permission, the private housing landowner will seek an appropriate third-sector organisation to transfer the walled garden too. If this is not achieved then the walled garden will be incorporated into the open space management.	Complete	No suitable organisation identified so walled garden to be incorporated into management of open space.
<b>Planning Conditions Requiring Monitoring</b>		
Description of condition	Status	Monitoring comments
General pre-start conditions	Complete	
Cycle storage shall be fully implemented and maintained for the lifetime of the development.	Ongoing	
Additional conditions to be incorporated into a revised Landscaping Strategy and Plan. An annual site visit with relevant officers is required to ensure adherence to the landscaping plan. Any failings in the planting during the first 5 years after first plant to be replaced in the next season.	Ongoing	
Design and completion of a green retention wall on the southwest boundary. Any failings in the planting during the first 5 years after first plant to be replaced in the next season.	Ongoing	
Tree protection measures are required in consultation with the Arboricultural Consultant.	Ongoing	Tree protection installed prior to commencement as approved but requires to be maintained for duration of construction.

TP/ED/17/0857 - Broomhill Hospital

Play areas to be completed prior to occupation of the first unit and retained for lifetime of development.	Ongoing	First occupations imminent so monitoring of completions necessary to ensure compliance
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Monitoring programmed for the next quarter

- Further completions due in this quarter so monitoring of completion certificates issued by building standards necessary to ensure compliance with S75 triggers and conditions
- Ensure play areas completed as required.

TP/ED/17/0517 - Blacklands Place, Lenzie



Status:	Under construction by CALA Homes	
Case Officer:	Ben Freeman Ben.freeman@eastdunbarton.gov.uk	
S75 Obligations		
Description of obligation	Status	Monitoring comments
26 affordable housing units to be completed on site. 12 prior to completion of the 45 <sup>th</sup> market unit and 14 prior to completion of the 48 <sup>th</sup> market unit.	Ongoing	First handover complete, second handover pending
£443,899 towards education provision in the local catchment area due in three equal instalments on or prior to the completion of the 25 <sup>th</sup> , 50 <sup>th</sup> and 64 <sup>th</sup> residential units.	Complete	All received by 17/06/2022
£22,940 towards improvements to public open space areas and areas of neighbourhood importance to be received prior to the commencement of development.	Complete	Paid
Upgrade of the pedestrian access. A scheme for the improvements to be submitted for approval of the Council within three months of the commencement of development. The approved scheme is to be completed prior to the completion of the 64 <sup>th</sup> residential unit.	Overdue	NYD
Transfer of ownership of the wetlands to the Council to occur within one calendar month of the third anniversary of the date planning permission was granted. Any damage to the wetlands as a result of the construction of the development shall	In hand	Now received, to be considered. Handover deferred for now.

TP/ED/17/0517 - Blacklands Place, Lenzie		
be made good by the Landowner prior to transfer of ownership to the Council.		
Planning Conditions Requiring Monitoring		
Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.	Ongoing	All pre-start conditions complied with the exception of condition 7 regarding the maintenance plan for the retaining wall. Information has been provided in order to satisfy this condition. Final seed mix details requested 08/04/2021. Gas remediation remains outstanding – applicant undertook to provide NHBC certificates, not done. Chased 30/08/21. Chased Feb 22 and 30/05/22. Still not concluded.
Conditions relating to noise, wetland monitoring, landscaping, pedestrian access improvements, habitat enhancement measures, contaminated land and play space.	Ongoing	Pursuing annual wetland monitoring data with developer - now received and to be assessed
Standard conditions of construction methodology (Noise, work hours etc).	Ongoing	
Monitoring programmed for the next quarter		
<ul style="list-style-type: none"> <li>□ Annual Wetlands Reporting to be assessed and handover of wetlands to the Council to be progressed as appropriate.</li> <li>□ Further completions due in this quarter so monitoring of completion certificates issued by building standards necessary to ensure compliance with S75 triggers.</li> <li>□ Discharge conditions 7 and 18 once details of seed mix received and NHBC certificates provided.</li> </ul>		

TP/ED/17/0717 - 6 St Mungo Street, Bishopbriggs



Status:	Under Construction by Carmichael Homes.	
Case Officer:	Kristie Hung Kristie.hung@eastdunbarton.gov.uk	
S75 Obligations		
Description of obligation	Status	Monitoring comments
Construction of 16 Affordable Housing Units (Blocks D and E) and to begin on or before the completion of the last private residential unit within the first private block constructed. Construction to be completed on or before the completion of the last Private Residential Unit.	Complete	
Developer contributions for education provision in three equal payments of £58,896.58 due on or prior to 14 days after the completion of the 16 <sup>th</sup> , 32 <sup>nd</sup> and 48 <sup>th</sup> Private Residential Unit.	Ongoing	This obligation is currently under appeal (TP/ED/20/0152).
Open space developer contribution of £97,920 to be paid on or prior to the commencement of development.	Complete	Payment of £97,920 received (June 2018).
Planning Conditions Requiring Monitoring		
Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.	Complete	All pre-start conditions fulfilled.
Standard conditions of construction methodology (Noise, work hours etc).	Complete	
Noise mitigation requirements: 1. All habitable rooms to be fitted with good quality acoustic performance double glazing. 2. Install a 2.5m high acoustic barrier on Northern boundary. The timber fence should be at least 10kg/m2.	Ongoing	TP/ED/19/0704 application to amend/remove acoustic barrier condition refused on 21/02/20.

TP/ED/17/0717 - 6 St Mungo Street, Bishopbriggs

Conditions relating to landscaping, pedestrian access improvements, habitat enhancement measures, contaminated land and play space.

Gas risk assessment completed following demolition works (September 2018).

Monitoring programmed for the next quarter

- Monitor outcome of appeal. If dismissed then education contributions will be due immediately so will be pursued.
- Site visit to ensure acoustic barrier installed. Confirmation required from developer on acoustic glazing.

TP/ED/15/0944 - Robertson Homes Kilmardinny, Bearsden



Status:	Under construction by Robertson Homes	
Case Officer:	Max Wilson 0141 578 8637 max.wilson@eastdunbarton.gov.uk	
S75 Obligations		
Description of obligation	Status	Monitoring comments
An annual replacement sports centre contribution due as per the calculation set out in the S75 agreement, based on the number of private residential units occupied in the foregoing year (Payments for site B1 and C).	Completed	First payment of £760,306.58 received (June 2020).  Second payment of £1,186,545.25 received (July 2021)
An annual A81 route corridor strategy contribution due as per the calculation set out in the S75 agreement, based on the number of private residential units occupied in the foregoing year (Payments for site B1 and C).	Completed	First payment of £49,726.35 received (June 2020).  Second payment of £77,603.66 received (July 2021)
Site B1 landowner shall complete construction of nine two-bedroom Affordable Housing Units prior to the completion of the 45 <sup>th</sup> Private Residential Unit.	Complete	
Planning Conditions Requiring Monitoring		
Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.	Complete	All pre-start conditions fulfilled.
Standard conditions of construction methodology (Noise, work hours etc).	Complete	Construction complete

**TP/ED/15/0944 - Robertson Homes Kilmardinny, Bearsden**

<p>Noise mitigation requirements:</p> <ol style="list-style-type: none"> <li>Enhanced glazing to be fitted to nearest habitable rooms facing the A81.</li> <li>Install a 1.5m high acoustic barrier along the western title boundary of the A81.</li> </ol>	<p align="center">Completed</p>	<p>Plans of condition fulfilment approved (July 2020). Confirmation of fencing and glazing instalment.</p>
<p>Conditions relating to noise, landscaping, pedestrian access improvements, habitat enhancement measures, contaminated land and play space.</p>	<p align="center">Ongoing</p>	<p>Landscape review site visit carried out in February 2020 with Council Tree Officer and developer. Outstanding issues identified and resolved on site. Site visit in October 2020 confirmed play space installed and work to commence on footpaths shortly. Site visit needed summer 2022 to confirm progress on linear park and planting. Complaints regarding acoustic fence to be investigated as an enforcement enquiry.</p>
<p>Prior to the occupation of any residential unit on site, a Travel Pack shall be submitted to and approved by the Planning Authority.</p>	<p align="center">Complete</p>	
<p>As an ongoing condition, garages shall not be converted to habitable accommodation without the prior permission of the Planning Authority.</p>	<p align="center">Ongoing</p>	
<p align="center"><b>Monitoring programmed for the next quarter</b></p>		
<ul style="list-style-type: none"> <li>□ Footpath installation in linear park due to be completed so will require monitoring.</li> <li>□ Main play park installed however final 'pocket park' still due in final phases of development.</li> <li>□ As built report on acoustic fence required to confirm it still meets the requirements of condition 9. Requested from developer August 2022.</li> </ul>		

TP/ED/13/0686 - CALA Phase 1, Kilmardinny, Bearsden (Bus Garage Site)



Status:	Construction complete
Case Officer:	Max Wilson 0141 578 8637 max.wilson@eastdunbarton.gov.uk

S75 Obligations

Description of obligation	Status	Monitoring comments
An annual replacement sports centre contribution due as per the calculation set out in the S75 agreement, based on the number of private residential units occupied in the foregoing year.	Complete	<ul style="list-style-type: none"> <li>□ First payment of £967,050.45 received (March 2018).</li> <li>□ Second payment of £892,227.67 (April 2019).</li> <li>□ Third payment of £279,072.34 received (September 2020).</li> </ul>
An annual A81 route corridor strategy contribution due as per the calculation set out in the S75 agreement, based on the number of private residential units occupied in the foregoing year.	Complete	<ul style="list-style-type: none"> <li>□ First payment of £63,250.03 received (March 2018).</li> <li>□ Second payment of £58,355.97 received (April 2019).</li> <li>□ Third payment of £18,252.67 received (April 2020).</li> </ul>

Planning Conditions Requiring Monitoring

Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.	Complete	
Standard conditions of construction methodology (Noise, work hours etc).	Complete	
Conditions relating to noise, landscaping, pedestrian access improvements, habitat enhancement measures, contaminated land and play space.	Complete	<p>Contaminated land verification report submitted but ongoing discussions on scope and content October 2021.</p> <p>Review of landscaping site visit held in December 2019.</p> <p>Public meeting with new residents held in December 2019 to discuss</p>

TP/ED/13/0686 - CALA Phase 1, Kilmardinny, Bearsden (Bus Garage Site)		
		concerns regarding play space, footpaths and roads adoption issues.
As an ongoing condition, garages shall not be converted to habitable accommodation without the prior permission of the Planning Authority.	Complete	Restrictive Condition added to completed properties across EDC planning systems.
Monitoring programmed for the next quarter		
<ul style="list-style-type: none"> <li>□ Contaminated land verification report needs further amendment and clarification before condition can be fully discharged. All other developer contributions and conditions have now been fulfilled.</li> </ul>		

TP/ED/14/0602 - Kessington Farm, Inveroran Drive, Bearsden



Status:	Under construction by Balfour Beatty	
Case Officer:	Evan Fraser Evan.fraser@eastdunbarton.gov.uk	
S75 Obligations		
Description of obligation	Status	Monitoring comments
Developer shall complete construction of twenty Affordable Housing Units prior to the completion of the 20 <sup>th</sup> Private Residential Unit.	Completed	
Planning Conditions Requiring Monitoring		
Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.	Complete	All pre-start conditions fulfilled.
Standard conditions of construction methodology (Noise, work hours etc).	Complete	
Conditions relating to landscaping, pedestrian access improvements, habitat enhancement measures, contaminated land and play space.	Ongoing	Ongoing liaison with developer regarding landscaping. Play area and wetland board walk still enclosed by heras fencing noted at landscaping site visit (July 2020)
Flood prevention: Finished Floor Levels shall be a minimum of 300mm above road level and airbricks, where they exist, should be 150mm above road level.	Ongoing	Ongoing liaison with developer regarding flood prevention and drainage at the site.
As an ongoing condition, garages shall not be converted to habitable accommodation without the prior permission of the Planning Authority.	Complete	Restrictive Condition added to completed properties across EDC planning systems.
Monitoring programmed for the next quarter		
<ul style="list-style-type: none"> <li>□ Ensure removal of heras fencing and opening of play space and open space. Still ongoing.</li> <li>□ Minor landscaping issues to be addressed and checked on site.</li> <li>□ Site visit needed for Summer 2022 to confirm current situation of landscaping.</li> </ul>		

TP/ED/16/0600 - Brae O'Yetts, Waterside Road, Kirkintilloch



Status:	Under construction by Barratt Homes. Site also subject to two related applications: TP/ED/18/0044 (two additional units) and TP/ED/18/0046 (amendments to house types, road layout and retain existing footpath). PPIp app: TP/ED/13/0906.
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Case Officer:	Susan Wilson susan.wilson@eastdunbarton.gov.uk
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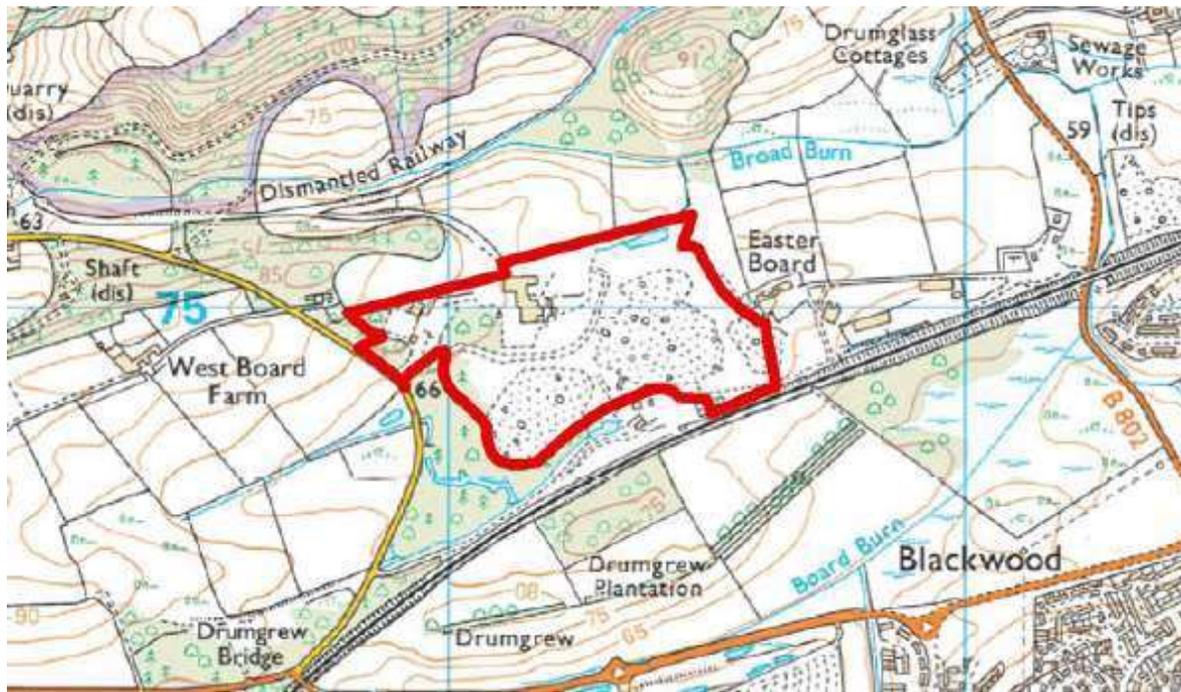
S75 Obligations

Description of obligation	Status	Monitoring comments
25% affordable housing. 50% of which shall be completed prior to the completion of construction of 50% of the market value units and 100% shall be completed prior to the completion of construction of the second market value unit.	Complete	
Construction of bus stops adjacent to development. To be completed either (a) within 6 months of the agreement of specification or (b) prior to the completion of construction of 30% of the residential units, whichever date is the later.	Complete	In place
Education contributions (£1820 per market unit) plus interest to be paid in four instalments (25%, 50%, 75% and 100%).	Complete	First period education developer contributions of £38,220 paid (June 2019).  Second period education developer contributions of £19,995 paid 23/10/2020.

TP/ED/16/0600 - Brae O'Yetts, Waterside Road, Kirkintilloch		
		Third period education developer contributions of £59,019 paid 26/3/2021.  Fourth period education developer contributions of £58,320.35 paid 22/11/2021.
Affordable housing, TP/ED/18/0044	Complete	Developer contributions of £10,300 paid (July 2018).
<ul style="list-style-type: none"> <li>□ Request schedule of completions in order to track payment of Section 75 monies at the appropriate key stages – (email 11/8/20). Received in October 2020 and February 2021.</li> </ul>		
Planning Conditions Requiring Monitoring		
Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.	Ongoing	Majority of pre-start conditions complied with. With the exception of Condition 1 (public art installation details).
Standard conditions of construction methodology (Noise, work hours etc).	Ongoing	To be complied with as development progresses.
Condition 2 of TP/ED/18/0046	Ongoing	Full details of footpath connections to existing core path (as per C.2 18/0046) being pursued.
Condition 3 of TP/ED/18/0046	Ongoing	Details being pursued. Review will be conducted as part of landscaping review of full site.  Initial landscaping review of site undertaken July 2021. Follow up reviews undertaken March 2022 and August 2022.
Conditions relating to noise, landscaping, pedestrian access improvements, habitat enhancement measures, contaminated land and play space.	Ongoing	15 February 2019 site walk around with planning team leader, planning officer, developer and site manager.  July 2019 site visit with planning team leader and planning officer regarding footpath link to west of site. Footpath link to Merkland Nature Reserve not built in accordance with plans (linked to Bute Road and deemed to be in a

TP/ED/16/0600 - Brae O'Yetts, Waterside Road, Kirkintilloch		
		<p>precarious position). In pursuit of revised plans for alternative route to ensure pedestrian and vehicle safety.</p> <p>Further site visit undertaken in August 2022 to monitor implementation of landscaping strategy across the site. Actions resulting from this exercise relayed to developer.</p>
Monitoring programmed for the next quarter		
<ul style="list-style-type: none"> <li>□ Ensure all footpath details approved and constructed on site.</li> <li>□ Points of action from landscape review(s) to be discussed and implementation of works to be agreed.</li> </ul>		

TP/ED/18/0223 – Former Gartshore Colliery, Twechar



Status:	Section 75 agreement being drafted.	
Case Officer:	Nicola Smith nicola.smith@eastdunbarton.gov.uk	
<b>S75 Obligations</b>		
Description of obligation	Status	Monitoring comments
Requirement to provide a legal agreement in the form of a bond to secure the cost of site restoration and aftercare obligations.	Awaited.	
<b>Planning Conditions Requiring Monitoring</b>		
Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.	Not yet started.	
Standard conditions of construction methodology (Noise, work hours etc).	Not yet started.	
<b>Monitoring programmed for the next quarter</b>		
<ul style="list-style-type: none"> <li>□ Ensure progress with conclusion of Section 75 agreement. Wording of clauses and value of bond vital to ensure site restoration is adequate.</li> </ul>		

TP/ED/16/0330 - Lenzie Hospital, Lenzie



Status:	Under construction by Robertson Homes	
Case Officer:	Susan Wilson Susan.wilson@eastdunbarton.gov.uk	
S75 Obligations		
Description of obligation	Status	Monitoring comments
Developer shall complete the construction of twenty four Affordable Housing Units prior to the completion of the second last Private Residential Unit.	Complete	
Pedestrian crossing across the B757 (Lenzie Road/Auchinloch Road) to be constructed.	Complete	In place
Developer contributions for education provision in four payments within 14 days of the completion of 25%, 50%, 75%, and 100% of the Private Residential Unit respectively. This is at £6,356.75 per Market Value Unit.	Received in full	2 x Payment of £139,848.50 received (January and May 2019).
Planning Conditions Requiring Monitoring		
Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.	Complete	All pre-start conditions fulfilled.
Standard conditions of construction methodology (Noise, work hours etc).	Complete	Works on site complete
Screening to be installed on Northern Boundary. This requires a redesign to be approved by planning authority.	Ongoing	
A DDA compliant footpath link between the north and South of the development site to be completed prior to the occupation of the 44 <sup>th</sup> Market Value Unit.	Complete	In place
Details of Cycle Provision to be submitted and then implemented as agreed.	Ongoing	

TP/ED/16/0330 - Lenzie Hospital, Lenzie

Landscaping

Following site visit, planning officer contacted developer regarding approved plans and discrepancies. Actions taken on site but concerns remain with layout of path within open space area of site. Discussions ongoing.

Monitoring programmed for the next quarter

- Points of action from landscaping review communicated to developer. Discussions ongoing.

TP/ED/16/0325 - West Carlston Garden Centre, Milton of Campsie



Status: Under construction by Dawn Homes

Case Officer: Matt Lanigan  
matt.lanigan@eastdunbarton.gov.uk

S75 Obligations

Description of obligation	Status	Monitoring comments
Developer shall complete the construction of four Affordable Housing Units prior to the completion of the second last Private Residential Unit.	Complete	
Developer contributions for education provision of £922.88 and affordable housing contribution of £30,000 payable within 14 days of the completion of the 11 <sup>th</sup> Private Residential Unit.	Complete	Payments received in full (December 2018).

Planning Conditions Requiring Monitoring

Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.	Complete	All pre-start conditions fulfilled.
Standard conditions of construction methodology (Noise, work hours etc).	Complete	
A 2.4m high acoustic barrier shall be erected along the western boundary of the development area prior to the occupation of the first unit.	Complete	Visually confirmed as acceptable during site visit of 23/8/21.
Prior to the occupation of the 15th dwelling the play area shall be constructed as approved to the satisfaction of the Council as Planning Authority.	Ongoing	Currently following up on outstanding issues.
Prior to commencement of plots 10, 11 and 14 the developer shall submit new elevations which address the	Complete	

TP/ED/16/0325 - West Carlston Garden Centre, Milton of Campsie		
principles of passive surveillance and visual interest onto the streetscene.		
Monitoring programmed for the next quarter		
<input type="checkbox"/> Awaiting plan of action from applicant to rectify playpark and landscaping issues.		

TP/ED/19/0050- Land At Whitegates, Lenzie Road, Kirkintilloch



Status:	Pre-construction- Persimmon Homes	
Case Officer:	Kristie Hung <a href="mailto:kristie.hung@eastdunbarton.gov.uk">kristie.hung@eastdunbarton.gov.uk</a>	
<b>S75 Obligations</b>		
Description of obligation	Status	Monitoring comments
Developer shall complete the construction of 21 affordable units and 12 unsubsidised affordable dwellings on site prior to the completion of the 42nd Private Residential Unit.	Ongoing	Discussions ongoing regarding the 12 unsubsidised units due to the Help to Buy Scheme ending. Minute of agreement concluded to change to one bedroom flats as an alternative.
Developer contributions for education provision of £75,785 to be paid within 14 days of the date of completion of 25% of Private residential units, £75,000 to be paid within 14 days of the date of completion of 50% of Private residential units, £75,000 to be paid within 14 days of the date of completion of 75% of Private residential units and £75,000 to be paid within 14 days of the date of completion of 100% of Private residential units.	Complete	All received

TP/ED/19/0050- Land At Whitegates, Lenzie Road, Kirkintilloch		
Developer contributions of £105,000 towards the A803/A806 Route Corridor prior to the completion of the 2nd Private Residential Unit.	Complete	All received
Delivery of a pedestrian crossing point at Lenzie Road prior to the completion of the 15th Private Residential Unit.	Ongoing	Not yet triggered
Developer contributions of £67,200 for the green network and/or open spaces of local/neighbourhood/regional importance prior to the completion of the 2nd Private Residential Unit.	Complete	All received
Developer contributions towards employment space of £162,500 prior to commencement and £162,500 after 12 months from the commencement of development.	Complete	All received
Planning Conditions Requiring Monitoring		
Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.	On-going	All pre-start conditions fulfilled apart from condition 5- pursued with developer on 09/04/2021
Prior to first occupation of the development, a report detailing the provision of passive charge points including all necessary electrical preparations as well as ducting from the consumer panel to the intended location for approval.	Complete	
For the avoidance of doubt, the works hereby approved and mitigation measures proposed shall be carried out in accordance with the Noise Impact Assessment, Project no. 6801, Rev 02, date 28 November 2018 and the recommendations therein.	Ongoing	
For the avoidance of doubt, the works hereby approved and mitigation measures proposed shall be carried out in accordance with the Preliminary Ecological Assessment including the Phase 1 Habitat Survey by JDC ecology dated October 2018.	Ongoing	

TP/ED/19/0050- Land At Whitegates, Lenzie Road, Kirkintilloch		
The 2.5m x 60m visibility splays at the junctions of the new access roads with Marina Way and Civic Way Kirkintilloch shall be kept clear of planting and building above 900mm height.	Ongoing	
Prior to first occupation of the units, a report confirming how the development has achieved the sustainability measures as stated in the Energy plan dated January 2019, will be submitted to the Planning Authority for approval.	Ongoing	
Monitoring programmed for the next quarter		
<ul style="list-style-type: none"> <li><input type="checkbox"/> Ensure the discharge of condition 5.</li> <li><input type="checkbox"/> Monitoring of conditions as triggers are met.</li> </ul>		

TP/ED/18/0378 - Lenzie Primary School, Lenzie



Status:	Under construction by Vaga Developments Ltd.	
Case Officer:	Fraser McNair fraser.mcnair@eastdunbarton.gov.uk	
S75 Obligations		
Description of obligation	Status	Monitoring comments
Developer shall complete the construction of five Affordable Housing Units prior to the completion of the 11 <sup>th</sup> Private Residential Unit.	Ongoing	Amendment to legal agreement requested to change to social rented rather than shared equity following difficulties securing an RSL.
Developer contributions for education and health provision of £73,642.47 and open space of £9,800. 50% is payable on or before completion of the 6 <sup>th</sup> Private Residential Unit. The remaining balance payable on or before completion of the 12 <sup>th</sup> Private Residential Unit.	Partially Complete	14 residential units have been completed to date. 1 <sup>st</sup> payment instalment of £40,768.19 received in June 2022 for education/health provision. 1 <sup>st</sup> and 2 <sup>nd</sup> payment instalments of £5425.24 each for open space provision received in June 2022. Invoice has been raised and sent to developer regarding 2 <sup>nd</sup> instalment payment for education/health provision, but will be chased up.
Planning Conditions Requiring Monitoring		
Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.	Complete	All pre-commencement conditions and pre-first occupation conditions have now been discharged/fulfilled.
Standard conditions of construction methodology (Noise, work hours etc).	Ongoing	
Prior to the occupation on the first dwelling, safe, secure and sheltered cycle parking to be provided.	Ongoing	A cycle shelter has now been installed; however, it is not ready for use. This will be chased up with the developer.

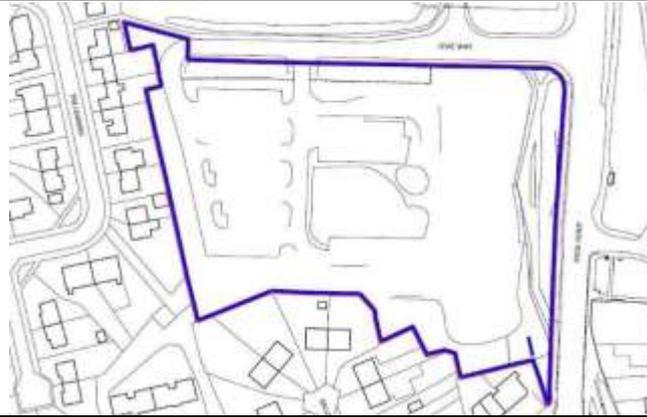
**TP/ED/18/0378 - Lenzie Primary School, Lenzie**

Prior to the occupation on the first dwelling, a play area shall be completed and made ready for use, unless otherwise agreed.	Ongoing	The play area has been installed, but it is not yet ready for use. This will be chased up with the developer.
A minimum double glazing specification of 6-12-6mm shall be installed throughout all windows of the proposed development.	Ongoing	Agreed to change to 6-16-4mm as has same acoustic insulation performance (May 2020).

**Monitoring programmed for the next quarter**

- Completions continue so monitoring of this to ensure compliance with conditions and legal agreement clauses.

TP/ED/19/0427 - Tom Johnston House, Kirkintilloch



Status: Under construction by Mast Architects & CCG

Case Officer: Evan Fraser  
Evan.fraser@eastdunbarton.gov.uk

S75 Obligations

Description of obligation	Status	Monitoring comments
Employment space contribution	Complete	All received

Planning Conditions Requiring Monitoring

Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.	Complete	
Standard conditions of construction methodology (Noise, work hours etc).	Ongoing	Noise complaints investigated (October 2020 and March 2021). Requests from the developer to relax the working hours conditions have been refused.
Bird and bat boxes to be installed and permanently maintained.	Ongoing	
A report confirming how the development has achieved the sustainability measures to be submitted prior to first occupation of units.	Ongoing	
Provide the drop crossing shown on Drawing L(20)010 Revision N.	Ongoing	
Conditions relating to noise, landscaping, pedestrian access improvements, habitat enhancement measures, contaminated land.	Ongoing	Site nearing completion so a site visit to review landscaping and play areas to be carried out.

Monitoring programmed for the next quarter

- Continue to monitor site to ensure compliance with CMS and working hours.
- Site visit to review landscaping.

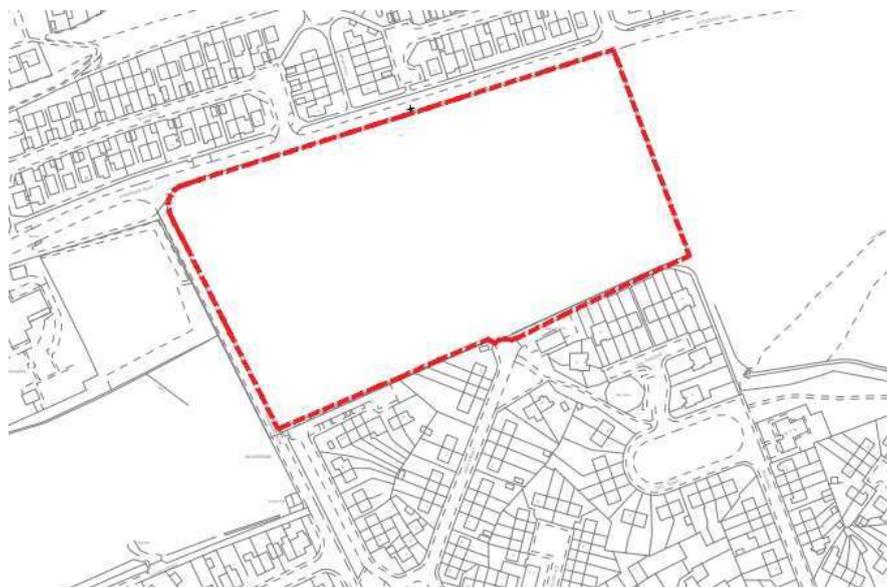
TP/ED/20/0105 – Allander Sports Centre, Bearsden



Status:		
Case Officer:		Nicola Smith nicola.smith@eastdunbarton.gov.uk
<b>S75 Obligations</b>		
Description of obligation	Status	Monitoring comments
Developer contributions of £73,500 towards A803/A806 and A81 Route Corridor Studies.	Complete	All received
<b>Planning Conditions Requiring Monitoring</b>		
Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.	Complete	
Standard conditions of construction methodology (Noise, work hours etc).	Ongoing	
Tree Works	Ongoing	Initial site meeting October 2020
Contaminated Land Remediation Works	Ongoing	
Installation of traffic signals	Complete	Installed May 2021
Travel Plan to be provided within 6 months of development being brought into use.	Ongoing	
<b>Monitoring programmed for the next quarter</b>		

TP/ED/20/0105 – Allander Sports Centre, Bearsden

TP/ED/20/0576 – Land at Waterside Road and Bankhead Road, Kirkintilloch



Status:	Pre-construction – site works due to begin end-August 2021
Case Officer:	Ben Freeman Ben.freeman@eastdunbarton.gov.uk

**S75 Obligations**

Description of obligation	Status	Monitoring comments
A financial contribution of £232,000 towards the A803/A806 route corridor. This contribution will be put towards achieving the aims of the Local Transport Strategy and any other opportunities identified which would benefit the A803/A806 route corridor.	Complete	
A financial contribution towards improvements to the play park at Taig Gardens and other local greenspaces around Waterside and Rosebank. The financial contribution shall be capped at a maximum of £150,000.	Complete	

**Planning Conditions Requiring Monitoring**

Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions	Complete	All pre-start conditions purified by 17/09/21
Condition 14 – Roof screening	Complete	Condition discharged

TP/ED/20/0105 – Allander Sports Centre, Bearsden

Standard conditions of construction methodology (Noise, work hours, dust management etc).	Ongoing	
Landscaping scheme		

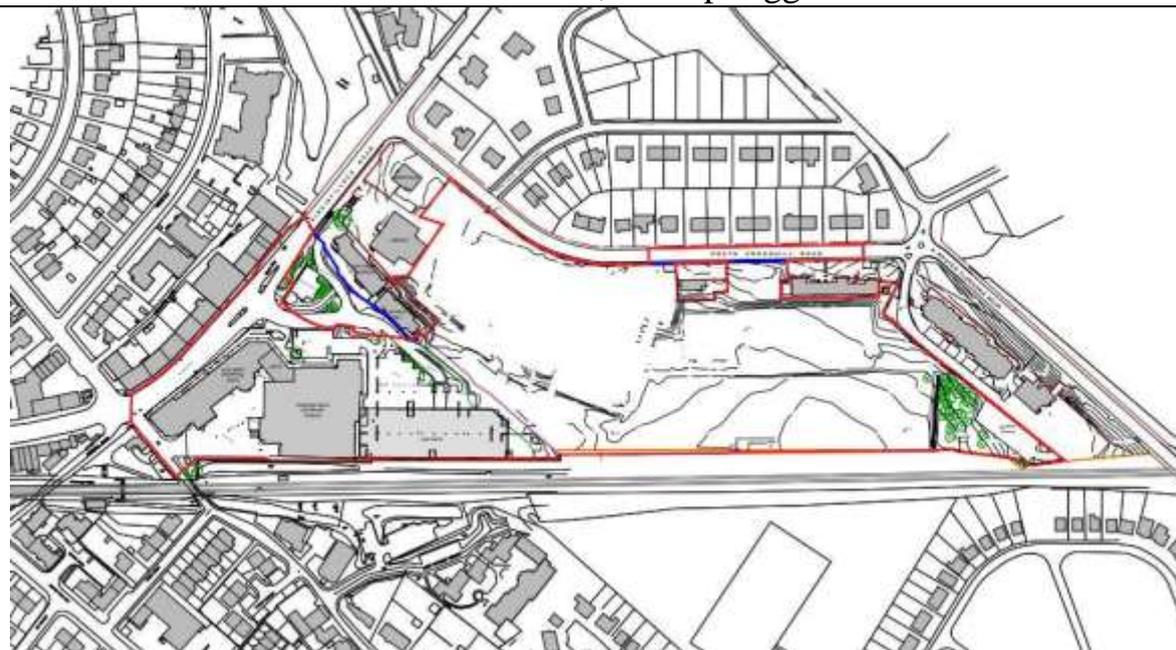
TP/ED/19/0067 – Bearsden Golf Club



Status:	Pending S75 signing	
Case Officer:	Ben Freeman	
<b>S75 Obligations</b>		
Description of obligation	Status	Monitoring comments
Provision of 20 affordable housing units on site		Contract in place prior to the completion of the 12 <sup>th</sup> private residential unit
Play Space (£48,190) Green Network (£20,770)		£24,995 and £10,385 within 14 days of completion of the 25 <sup>th</sup> private residential unit £24,995 and £10,385 within 14 days of completion of the 46 <sup>th</sup> private residential unit
£87,100 towards route corridor improvements to the A81		£43,550 within 14 days of completion of the 25 <sup>th</sup> private residential unit £43,550 within 14 days of completion of the 46 <sup>th</sup> private residential unit
£263,737.05 education contribution		£131,868.52 within 14 days of completion of the 25 <sup>th</sup> private residential unit £131,868.52 within 14 days of completion of the 46 <sup>th</sup> private residential unit
The improvements to Bearsden Cross as shown on plan PL118 shall be implemented in full (or alternatively a contribution to allow works at Bearsden Cross to be undertaken shall be agreed and paid in full)		Prior to completion of 20 <sup>th</sup> unit
The development shall provide the missing footway along the southern side of Thorn Road		Prior to the commencement of residential development
<b>Planning Conditions Requiring Monitoring</b>		
Description of condition	Status	Monitoring comments

TP/ED/19/0067 – Bearsden Golf Club		
Miscellaneous pre-start conditions.	ongoing	Landscaping (discharged), EV Charging points, sustainability, tree protection
Standard conditions of construction methodology (Noise, work hours etc).	ongoing	CMS discharged
<p>2 - The developer shall provide the missing footway along the southern side of Thorn Road prior to the occupation of the first dwelling, as far as the appellant's ownership and roads adoption allows.</p> <p>4 - Improvements to Bearsden Cross as shown on plan PL118 shall be fully implemented.</p> <p>5 - The developer shall provide an independently produced review of the Microprocessor Optimised Vehicle Activation (MOVA) system at Bearsden Cross and changes will be undertaken if appropriate to improve operation and make the system compliant with the new layout</p> <p>8 – Speed survey on Thorn Road</p>	ongoing	<p>1 - Prior to 1<sup>st</sup> completion</p> <p>4 and 5 - Prior to completion of 20<sup>th</sup> unit on site</p> <p>8 – prior to completion of 33<sup>rd</sup> unit on site</p>
14 – Archaeology – implementation of recommendations of WSI	done	Discharged
<b>Monitoring programmed for the next quarter</b>		
Monitor site start and triggers		

TP/ED/19/0186 – Morrisons, Bishopbriggs Town Centre



Status:	Granted Subject to Conditions and S75	
Case Officer:	Ben Freeman	
S75 Obligations		
Description of obligation	Status	Monitoring comments
Route corridor contribution £117,000	Prior to store opening	
Civic space land ground lease	Pending	End stop date 1 <sup>st</sup> Jul 23
Library disabled parking spaces	Pending	
Church car parking	Pending	
Planning Conditions Requiring Monitoring		
Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.		
Standard conditions of construction methodology (Noise, work hours etc).	ongoing	CMS for phases 1 and 2 discharged
Pre start conditions	Discharged	
15 – Travel plan	WIP	Not yet agreed – awaiting new transportation officer
11 – Species protection	Prior to opening new store	
13 – Triangle Centre improvements	Prior to opening new store	
16 – recalibration of the A803 UTC system	Within 3 months of opening new store	

TP/ED/19/0186 – Morrisons, Bishopbriggs Town Centre

18 – emergency access plan for flood event	Prior to opening new store	
5 - Submission of report to confirm remediation done in accordance with submitted info	Required following remediation works	
Monitoring programmed for the next quarter		
Monitor construction phase		

TP/ED/17/0865 – Crematorium, memorial gardens, parking and new access



Status: Pre-construction. Decision issued January 2022.

Case Officer: Susan Wilson  
Susan.wilson@eastdunbarton.gov.uk

**S75 Obligations**

Description of obligation	Status	Monitoring comments
£55,000 commuted sum towards the provision of the Torrance Roundabout Upgrade Works		Payable prior to commencement
Transport Infrastructure Works Specification		To be agreed prior to commencement
Delivery of agreed Transport Infrastructure Works		To be completed prior to operation

**Planning Conditions Requiring Monitoring**

Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.	ongoing	Material samples, boundary treatments, cycle parking, Travel Plan
Standard conditions of construction methodology (Noise, work hours etc).	ongoing	CMS, hours of construction,
(6) archaeological investigations	ongoing	
(11) Detailed design of site access at Crosshill Road	ongoing	

TP/ED/17/0865 – Crematorium, memorial gardens, parking and new access		
(12) Detailed Landscape and Biodiversity Management Plan	ongoing	
(13) Lighting strategy	ongoing	
(14) nesting birds survey – restriction on works to existing vegetation	ongoing	
(15) number and location of bat and bird boxes	ongoing	
(16) landscape plan – soft and hard landscaping	ongoing	
Monitoring programmed for the next quarter		
Monitor discharge of pre-start conditions		

TP/ED/21/0366 – Site at Chryston Road, Lenzie



Status: Awaiting completion of S75		
Case Officer: Ben Freeman		
S75 Obligations		
Description of obligation	Status	Monitoring comments
Affordable Housing – 16 units to be delivered on site. AH requirement is 17 units – the additional house to be provided on Market Road – if not there is a cash contribution of £25,534 is required.  Triggers TBC		
Route Corridor Contribution - £104,506.29  Triggers TBC		
Green Network/Open Space – Neighbourhood Importance - £21,080  Triggers TBC		
Green Network/Open Space – Regional Importance - £21,080  Triggers TBC		
Education - £259.761.04  Triggers TBC		
An update to existing signal timings at the B8048 Waterside Rd / Merkland Rd and B8048 Waterside Rd / Market Rd junctions, along with an update to the staging and timings of the A806 Initiative Rd / Menzies Rd / Woodilee Rd junction,		

**TP/ED/21/0366 – Site at Chryston Road, Lenzie**

as identified within the Transport Assessment, enabling both junctions to operate within capacity following completion of the proposed development.

The reconfiguration of the road markings on the A806 Initiative Road and Waterside Road (west) roundabout approach lanes to make better use of the theoretical geometric capacity through a reduction in the effect of unequal lane usage, as identified within the Transport Assessment.

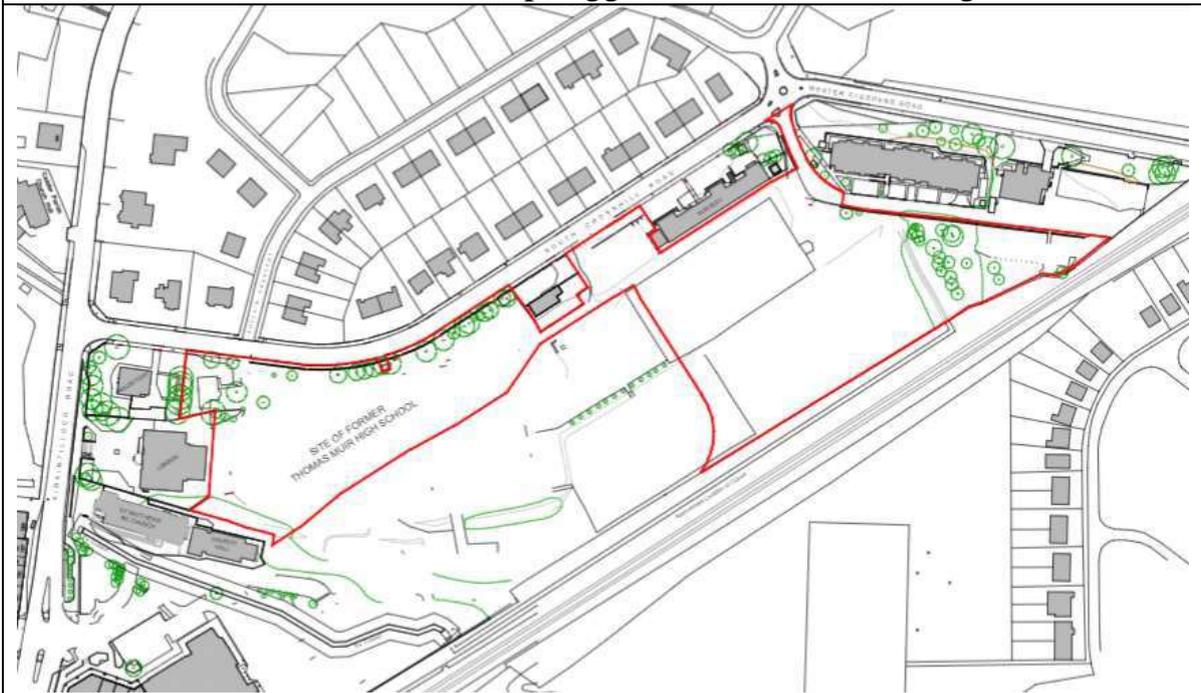
**Planning Conditions Requiring Monitoring**

Description of condition	Status	Monitoring comments
1) Landscaping		
2) Biodiversity Gain		
3) Archaeology		
4) Noise Impact measures		
5) CMS		
6) Waste Management Plan		
7) Roads Dilapidation Survey		
8) Trespass Proof Fence		
9) Residential Travel Plan		
10) Electric Car Charging		
11) Townhead Roundabout improvement works		
12) 10% Affordable Housing Accessible		

**Monitoring programmed for the next quarter**

Once S75 signed, pre-start conditions to be discharged.

TP/ED/19/0816 – Bishopbriggs Town Centre Housing site



Status:	Pre-site start	
Case Officer:	Ben Freeman	
<b>S75 Obligations</b>		
Description of obligation	Status	Monitoring comments
40 Affordable Housing units – delivery agreed prior to 50 <sup>th</sup> completion, completion by 113 <sup>th</sup> private unit.		
Education – 4 instalments of £67,203.07 (39 <sup>th</sup> , 79 <sup>th</sup> , 118 <sup>th</sup> 158 <sup>th</sup> unit)		
Strategic Transport – 4 instalments of £41,250 (39 <sup>th</sup> , 79 <sup>th</sup> , 118 <sup>th</sup> 158 <sup>th</sup> unit)		
Open Space - £48,980 prior to 20 <sup>th</sup> completion		
<b>Planning Conditions Requiring Monitoring</b>		
Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.	WIP	Boundary Treatments discharged Cycle Shelters discharged Energy Statement TBC Delapidation survey discharged
Standard conditions of construction methodology (Noise, work hours etc).	WIP	CMS discharged
Landscaping, play areas, bomb damaged railings, public realm	WIP	
<b>Monitoring programmed for the next quarter</b>		
Continue to work on pre-start conditions		

TP/ED/20/0789 – Crofthead, Bishopbriggs



Status:	Subject to S75 Agreement	
Case Officer:	Matt Lanigan	
S75 Obligations		
Description of obligation	Status	Monitoring comments
TBC		
Planning Conditions Requiring Monitoring		
Description of condition	Status	Monitoring comments
Miscellaneous pre-start conditions.		
Standard conditions of construction methodology (Noise, work hours etc).		CMS to be submitted
Prior to works commencing details of covered cycle stores shall be submitted to the Planning Authority for their written approval. The approved cycle stores shall be installed prior to the first occupation of the flats hereby approved and shall be maintained thereafter for the lifetime of the development.		
Prior to first occupation of the development, a report detailing the provision of passive charge points.....The approved charging points shall be available for use prior to the first occupation of the dwellings hereby approved.		
Landscaping completion and ongoing maintenance.		
Updated Travel Plan to be agreed prior to first occupation.		
Planning Constraint for Garage conversions.		To be added to GIS on completion

**TP/ED/20/0789 – Crofthead, Bishopbriggs**

Play area details to be agreed prior to commencement.		
Prior to the occupation of Plots 1 and 2, the turning head on the access road to the south of these dwellings will be painted to clearly indicate that vehicular parking is not permitted within this turning head.		
Prior to the commencement of the development, a detailed biodiversity management plan will be submitted for the approval.		
Prior to the commencement, an additional survey of the site for evidence of badger activity will be provided for approval alongside mitigation measures.		
Prior to the commencement of works on site a pre-start meeting shall be held between the Council's Tree Officer, the Site Manager and the appointed Arboricultural Consultant to ensure sufficient tree protection measures are in place.		
<b>Monitoring programmed for the next quarter</b>		
Awaiting completion of S75 Agreement to allow for issuing of Decision Notice.		

TP/ED/21/0365 – Site at Market Road, Fauldhead, Kirkintilloch



Status: Awaiting completion of Section 75

Case Officer: Susan Wilson

S75 Obligations

Description of obligation	Status	Monitoring comments
Affordable Housing – 41 units to be delivered on site.  Triggers TBC		
Route Corridor Contribution - £245,897.16  Triggers TBC		
Green Network/Open Space – Neighbourhood Importance - £49,600  Triggers TBC		
Green Network/Open Space – Regional Importance - £49,600  Triggers TBC		
Education - £626,367.99  Triggers TBC		

**TP/ED/21/0365 – Site at Market Road, Fauldhead, Kirkintilloch**

<p>Pedestrian infrastructure - A scheme for the improvement of pedestrian crossing(s) along Market Road including dropped kerbs and tactile pavers; the provision of three pedestrian links to the east of the site boundary; and a scheme to deliver suitable footpath widening from Waterside Bridge to serve the existing western bus stop on Bankhead Road.</p>		
<p>An update to existing signal timings at the B8048 Waterside Rd / Merkland Rd and B8048 Waterside Rd / Market Rd junctions, along with an update to the staging and timings of the A806 Initiative Rd / Menzies Rd / Woodilee Rd junction, as identified within the Transport Assessment, enabling both junctions to operate within capacity following completion of the proposed development.</p> <p>The reconfiguration of the road markings on the A806 Initiative Road and Waterside Road (west) roundabout approach lanes to make better use of the theoretical geometric capacity through a reduction in the effect of unequal lane usage, as identified within the Transport Assessment.</p>		
<b>Planning Conditions Requiring Monitoring</b>		
Description of condition	Status	Monitoring comments
1. Archaeological works		
2. CMS		
3. Full details of equipped play spaces		
4. Landscape management plan		
5. Updated arboricultural constraints report and tree protection plan		
6. Protection of pond during construction		
7. Details of planting of retaining wall		
8. Details of all boundary fencing, retaining walls and means of enclosure		
9. Incorporation of biodiversity measures		
10. Energy statement, site waste management plan		
11. Dilapidation survey		
12. Samples of all external materials		

TP/ED/21/0365 – Site at Market Road, Fauldhead, Kirkintilloch		
13. Residential travel pack		
14. Provision of passive charging points		
15. Mitigation works to Townhead roundabout		
16. Revised scheme for footpath connection to north-east		
17. Scheme for footpath connection adjacent to Plot 65		
18. Full details of footpath connections from site to RoW		
19. Addendum to ecological impact assessment		
20. Revised drainage strategy		
21. Submission of revised plans		
22. Proposed off-site works on Market Road, Chryston Road and Old Duntiblae Road		
23. Delivery of 3 pedestrian connections to east		
24. Details of material and construction of proposed footpath link over hillock		
25. Dust management plan		
26. Footpath widening between Waterside bridge and Bankhead Road bus stop		
27. 10% of affordable units should be accessible		
28. Scheme for piling operations		
29. Hours of construction		
30. Noise restriction		
31. Compliance with NIA		
32. Compliance with report on ground investigations		
33. Re-use of site won material or imported material		
34. Compliance with landscaping plan		
35. Compliance with site levels layout plan		
36. Compliance with drainage scheme		
37. Reporting of unsuspected contamination		
38. PD restriction for integral garages		
Monitoring programmed for the next quarter		

TP/ED/21/0365 – Site at Market Road, Fauldhead, Kirkintilloch

Once S75 signed, pre-start conditions to be discharged.