

1. That prior to the gas powered electricity generating plant hereby approved coming into operation, appropriate screen planting be implemented to the satisfaction of the Planning Authority.

Reason: In the interests of residential amenity and In the interests of the visual amenity of the area

- 2 That prior to the gas powered electricity generating plant hereby approved coming into operation, the noise attenuation gate and fence as detailed in approved drawing 2817-DR-PLA-0007 revision 1 shall be installed on site in the location shown on approved drawing 2817-DR-PLA-0001 revision 9 to the satisfaction of the Planning Authority. The gate and fence shall thereafter be maintained on site in the approved manner for the duration that the gas powered electricity generating plant is operational.

Reason: In the interests of residential amenity.

3. The design, installation and operation of any plant, machinery or equipment shall be such that noise associated with the development does not exceed Noise Rating Curve NR25 between the hours of 2300 to 0700 and NR35 at all other times, when measured within any dwelling in the vicinity of the development.

Reason: In the interests of residential amenity.

4. That prior to the commencement of development on site, a survey shall be undertaken and a report submitted for the written approval of the Planning Authority which demonstrates that the Local Air Quality Management Objectives for the pollutants specified in the relevant Air Quality Regulations, made under Part IV of the Environment Act 1995, shall not be exceeded at any location at or in the vicinity of the development where 'relevant exposure' is likely to occur. The report shall include a detailed dispersion modelling exercise based on the likely worst-case operating hours and air quality impacts. In addition, the overall significance of the air quality impacts from the development shall be assessed and clearly defined within the report with mitigation proposed where required. The survey and report shall adhere to the methods and principles set out in the Scottish Government publication 'Local Air Quality Management Technical Guidance LAQM.TG(16)' and the IAQM guidance document 'Development Control: Planning for Air Quality (2017 update)' or a method that has been agreed in writing with the Planning Authority.

All mitigation factors identified within the report shall be implemented on site prior to the gas powered electricity generating station coming into use, and shall be maintained as such for the duration that the gas powered electricity generating plant is in operation to the satisfaction of the Planning Authority.

Reason: In the interests of residential amenity.

5. That prior to the commencement of development on site, a specification detailing the proposed lighting both within the site and associated with the security columns shall be

submitted for the written approval of the Planning Authority in consultation with Transport Scotland. The specification thereafter approved shall be implemented on site in the agreed upon manner and maintained as such for the duration that the gas powered electricity generating station is in use.

Reason: To ensure that there will be no distraction or dazzle to drivers on the trunk road and that the safety of the traffic on the trunk road will not be diminished.

6. That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport Safeguarding. The scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, species, size and spacing of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) drainage details including SUDS and all water landscaping works.

The landscaping scheme shall comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design, and Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes'.

Reason - In the interests of the visual amenity of the area, and to avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

7. That prior to the gas powered electricity generating station hereby approved coming into use, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 5 above, shall be completed. No subsequent alterations to the approved landscaping scheme are to take place unless submitted to, and approved in writing by, the Planning Authority in consultation with Glasgow Airport safeguarding. Any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the development coming into use, shall be replaced in the next planting season with others of a similar size and species.

Reason - In the interests of amenity.

8. That in the event that gas powered electricity generating station hereby approved becomes obsolete, redundant or is no longer required, all associated plant, equipment, buildings, fencing, gates and security columns shall be removed from the site. Details of the reinstatement of the site shall thereafter be agreed in writing with the Planning Authority, and the site shall be reinstated in accordance with the approved details within 3 months of the gas powered electricity generating station ceasing to operate.

Reason: To ensure the reinstatement of the site in the interests of visual amenity.

9. Notwithstanding the permission hereby approved, the number of containerised engine units to be sited within the application site boundary shall not exceed 10 at any time.

Reason: To define the permission, and to allow the Planning Authority to retain effective

control.

10. That prior to the commencement of development on site, full details of the facing materials to be used on the external walls and roofs of all buildings, as illustrated on approved drawing 2817-DR-PLA-0001 revision 9, to be erected on site shall be submitted to, and approved in writing by, the Planning Authority. The development shall thereafter be undertaken in accordance with the approved specification, to the satisfaction of the Planning Authority.

Reason: In the interests of the visual amenity of the area.

11. That prior to the commencement of development on site, a plan detailing the post construction geometry and sightlines at the proposed access onto the Old Greenock Road shall be submitted for the written approval of the Planning Authority. The details thereafter approved shall be implemented on site for the duration that the gas powered electricity generating is operational, to the satisfaction of the Planning Authority.

Reason: In the interests of road safety.