

## 2012/0145/DET – Drummond Fish Farm, Lochearnhead

### Schedule of Conditions & Informatives

#### Conditions:

- 1 **Flood Risk Mitigation Measures:** Prior to the implementation of the use hereby approved, further details of flood mitigation measures shall be submitted to, and agreed in writing by, the Local Planning Authority. Thereafter, the measures as may be approved in accordance with this condition shall be complied with in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the issue of flooding on the application site, and resultant risk to property and life, can be adequately addressed, reduced or mitigated by acceptable additional measures.

- 2 **Access Details:** Prior to the implementation of the use hereby approved, visibility splays shall be provided and thereafter maintained in perpetuity providing clear visibility of 4.5 metres (measured on the centreline of the access driveway [the set back dimension]) x 215 metres (measured in both directions from the intersection of the access with the trunk road [the y dimension]). In a vertical plane, nothing shall obscure visibility measured from a driver's eye height of between 1.05 metres and 2.00 metres positioned at the set back dimension to an object height of between 0.26 metres and 1.05 metres anywhere along the y dimension. Thereafter, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking and re-enacting that Order with or without modification), no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splays which obstructs the visibility splays.

REASON: To ensure that vehicles entering or exiting the access can undertake the manoeuvre safely and with minimum interference to the safety and free flow of traffic on the trunk road.

- 3 **Agreement of Materials and Specifications:** Prior to the commencement of work on site, a further detailed specification of the undernoted proposed materials/fixtures (including samples as indicated) shall be submitted to, and agreed in writing by, the Local Planning Authority. Thereafter the specification and materials as may be approved in accordance with this condition shall thereafter be undertaken and used respectively in the completion of the project, prior to the proposed development being brought into use.

a) Internal access road and caravan stance surfacing material(s) (details of the type and source of surfacing material); and

b) The external lighting of the site (specification details, including details of lumens level and direction of lighting and details of numbers of lights and locations of lights).

REASON: To ensure that the external appearance of the development complements and safeguards the rural character and appearance of the surroundings.

- 4 **Landscaping:** Prior to implementation of the use hereby approved, further details of planting proposals (details of species, numbers, density of planting, sizes, locations and tree protection measures) shall be submitted to the planning authority for approval in writing. The approved