

Local Review Body – NPA/LRB/2014/??

2014/003/REF – Land at Auchraw Terrace, Lochearnhead

Suggested Conditions & Reasons & Informatives

Conditions:

- 1 **Access & Footway Details:** No development, of the houses hereby permitted, shall commence until the new vehicular access to the development has been formed, visibility splays have been provided (in accordance with the Design Manual for Roads and Bridges, Volume 6, TD41/95) and the existing field entrances to the site have been closed.

A footway shall be provided along the boundary of the site adjacent to the Trunk Road, extending from the new access westward to the junction with Auchraw Terrace in order to tie into the existing footway network. In an easterly direction, from the new access to the boundary of the site, a 2 metre wide service strip adjacent to the Trunk Road should be provided. Further details of this aforementioned provision shall firstly be submitted to, and approved in writing by, the Planning Authority, in consultation with the Local Roads Authority, and shall subsequently be formed in accordance with those details as may be approved in accordance with this condition, prior to first occupation of any of the approved houses.

REASON: To ensure a suitable standard of access provision in the interests of highway and pedestrian safety.

- 2 **Flood Risk Mitigation:** No built development or land raising shall take place below the 99.0m contour (i.e. within the medium to high flood risk area for Loch Earn) and the development shall be completed in accordance with the recommendations as detailed in section 15 of the approved document entitled Flood Risk Assessment by Allen Gordon & co, dated May 2013.

REASON: To ensure that the development does not have a detrimental impact upon floodplain storage and conveyance and to secure an environmentally sensitive standard of development consistent with National Guidance and the first statutory aim of the National Park.

- 3 **Agreement of Materials and Specifications:** Prior to their installation, application or affixation to the development hereby approved, a further detailed specification of the undernoted proposed external finishing materials to be utilised on the building, including samples as indicated shall be submitted to, and agreed in writing by, the 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 first occupation of any of the approved houses.

- a) The natural slate to be used on the roof surfaces and dormers of the building (sample to be submitted including details of the slate source, product name, sizing, coursing and fixing method to be utilised);
- b) Render to be used on the walls of the building (sample measuring at least 1 metre by 1 metre to be produced on site and made available for inspection);
- c) Details of all timber windows and doors (sample sections or detailed drawings at a scale not less than 1:10 to be submitted) to describe the full dimensions of

windows/doors, thickness of glazing and their respective framings, and colour/finishes of framing;

- d) Details of all rooflights (sample sections, product specification details or detailed drawings at a scale not less than 1:10 to be submitted) to describe the full dimensions, thickness of glazing and their respective framings, colour/finishes of framing, and method of flashing;
- e) The colour/treatment/finishes of all exposed timberwork of the building (details of proposed RAL or BS colour code(s));
- f) The rainwater goods;
- i) The external lighting of the site and of the building (specification details, including details of lumens level and direction of lighting and details of numbers of lights and locations of lights); and

REASON: To ensure that the external appearance of the development complements the built character of the area and to ensure the implementation of the development in accordance with the further details as may be approved in compliance with the conditions attached to this permission.

- 4 **Protection of Existing Trees:** No tree on, or at the edge of, the site of the development hereby approved (other than those as may be approved for felling or removal) shall be topped, lopped or felled without prior written approval by the Planning Authority and all such trees shall be protected throughout the course of the development by a scheme of tree protection which shall be submitted to, and approved by, the Planning Authority prior to work commencing on the development hereby approved. The tree protection plan to be submitted shall comprise of a plan showing the methods and areas of tree and ground protection in the vicinity of mature tree root zones. The approved tree protection plan shall then be carried out in accordance with the agreed scheme during the entire construction period. For the avoidance of doubt, no storage of building materials or piling of soil or engineering operations shall take place within the protected areas established pursuant to this condition and all methods of tree protection shall be in accordance with BS5837:2012.

REASON: To protect established trees against accidental damage during the course of the development.

- 5 **Landscaping:** Prior to first occupation of the dwellinghouses hereby approved, further details of the proposed driveway and vehicle parking surfacing, vehicle parking layout, hard landscaping and planting proposals (schedule of plant species, numbers, density of planting, sizes, locations and tree protection measures, cultivation and other operations associated with plant and grass establishment) shall be submitted to the planning authority for approval in writing. The approved landscaping scheme shall then be planted on site, in accordance with the approved details, in the first available planting season following implementation of the use hereby approved. Any tree or shrub forming part of the approved planting scheme that within a period of five years after planting, dies or, in the opinion of the Planning Authority, becomes seriously damaged or defective shall be replaced with another of the same species and size as originally approved in a timetable to be agreed in writing with the Local Planning Authority.

REASON: The proposed development and its location requires landscaping to fully integrate the proposal with its surroundings. To ensure the landscaping is maintained in the first instance to provide a chance for it to reach maturity.

- 6 **Surface Water and Drainage:** Prior to first occupation of the dwellinghouses hereby approved, further details of the SUDS scheme shall be submitted to the Planning Authority. The scheme, as may subsequently be approved, shall then be implemented prior to first occupation of any of the development hereby approved and shall incorporate the principles of Sustainable Urban Drainage (SUDS) as contained in PAN 61 – Planning and Sustainable Urban Drainage Schemes and the Sustainable Urban Drainage Systems – Design Manual for Scotland and Northern Ireland (Sustainable Urban Drainage Scottish Working Party), or any subsequent revisions/equivalent publications.

REASON: Insufficient detail has been submitted regarding surface water drainage treatment and these details are considered of importance in securing an environmentally sensitive standard of development and consistent with National Guidance and the first statutory aim of the National Park.

- 7 **Protected Species:** Site clearance work should take place out with the bird breeding season (March to July inclusive). If this is not possible then a walk over survey must be undertaken prior to site clearance to identify nesting birds and plan appropriate protection until fledglings have left the nest.

REASON: To ensure that nesting birds are not disturbed and to accord with the first statutory aim of the National Park to conserve and enhance the natural heritage of the area.

- 8 **Restriction on Construction Hours:** No construction machinery shall be operated, no construction activity carried out and no deliveries in connection with the construction received at, or despatched from, the site outwith the hours of 8.00am to 6.00pm Monday to Friday, and 9.00am to 1.00pm on Saturdays, nor at any time on Sundays or a recognised Scottish Bank Holiday; unless otherwise agreed in writing by the Planning Authority. This condition shall not apply to works internal to the proposed building which are not audible at the boundary of the site.

REASON: To protect the occupants of nearby properties from excessive noise/disturbance associated with the implementation of this permission.

Informatives:

Duration of permission: In accordance with section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of 3 years beginning from the date of this permission, unless the development to which this permission relates is begun before that expiration.

Notification of Initiation of Development: Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. We recommend this is submitted 2 weeks prior to the start of work. A failure to submit the notice, included in the decision pack, would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.

Notification of Completion of Development: As soon as practicable after the development is complete, the person who completes the development is required by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give written notice to the planning authority of the completion of the building works. As before, there is notice for you to complete for this purpose included in the decision pack. In larger, phased developments, a

notice of completion is to be submitted as soon as practicable after each phase is finished by the person carrying out the development.

Roads Consent - The applicant is advised that in terms of Sections 21 and 65 of the Roads (Scotland) Act 1984 he/she/they must obtain from the appropriate Trunk Roads Authority/Council as Roads Authority consent to construct a new or to alter, open or extend an existing road prior to the commencement of roadworks. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.

Surface Water_ Disposal of surface water from the site should comply with General Binding Rules (GBRs) 10 and 11 of The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (as amended). Details of the requirements of these GBRs can be found on SEPAs website or from SEPAs Perth Environmental Protection and Improvement Team on 01738 627989.

Reason for decision

To be completed by Local Review Body

List of Plans

The plans to which this decision relates are listed below:

Title	Reference	Date on Plan*	Date Received
Location Plan	P06		25/01/13
Site Plan	P01		18/07/13
Proposed Floor Plans House Type 1	P02		25/01/13
Proposed Elevations House Type 1	P03		25/01/13
General Flood Risk Assessment	ALLEN GORDON & CO, dated 06.05.13		20/11/13

*Where no specific day of month has been provided on the plan, the system defaults to the 1st of the month.