

PLANNING AND ACCESS COMMITTEE

MEETING: NPAPC/03/2014

DATE: 26th May 2014

REPORT No.	NPA/PC/03/2014/03
SUBMITTED BY:	Executive Director of Planning
APPLICATION NUMBER:	2014/0027/DET
APPLICANT:	CP Architects on behalf of Dunbritton Housing Association
LOCATION:	Land To The West Of Forestry Houses, Succoth
PROPOSAL:	Residential development for 26 units including new access road and site infrastructure.

NATIONAL PARK WARD:	Ward 1 (Argyll Forest Peninsula)
COMMUNITY COUNCIL AREA:	Arrochar and Tarbet
CASE OFFICER:	Name: Diana Worthy Tel: 01389 722617 E-mail: diana.worthy@lochlomond-trossachs.org

1 SUMMARY AND REASON FOR PRESENTATION

- 1.1 This application is for the erection of a 26 unit affordable housing development, including new access road and site infrastructure. This application is being presented to the Committee because it is a significant development proposal for Succoth and the wider Arrochar/Succoth area.

2 RECOMMENDATION

That Members: APPROVE the application subject to the imposition of conditions as set out in Appendix 1 of the report.

3 BACKGROUND

Site Description

- 3.1 The application site is located on the boundary of existing residential properties in Succoth.

Agenda Item 6

The site is at the rear of the settlement, on the strath floor (farmland) of Glen Loin (refer to **Figure 1** below for site location plan). The rural character of Succoth is very different from the neighbouring settlement of Arrochar (to the east).

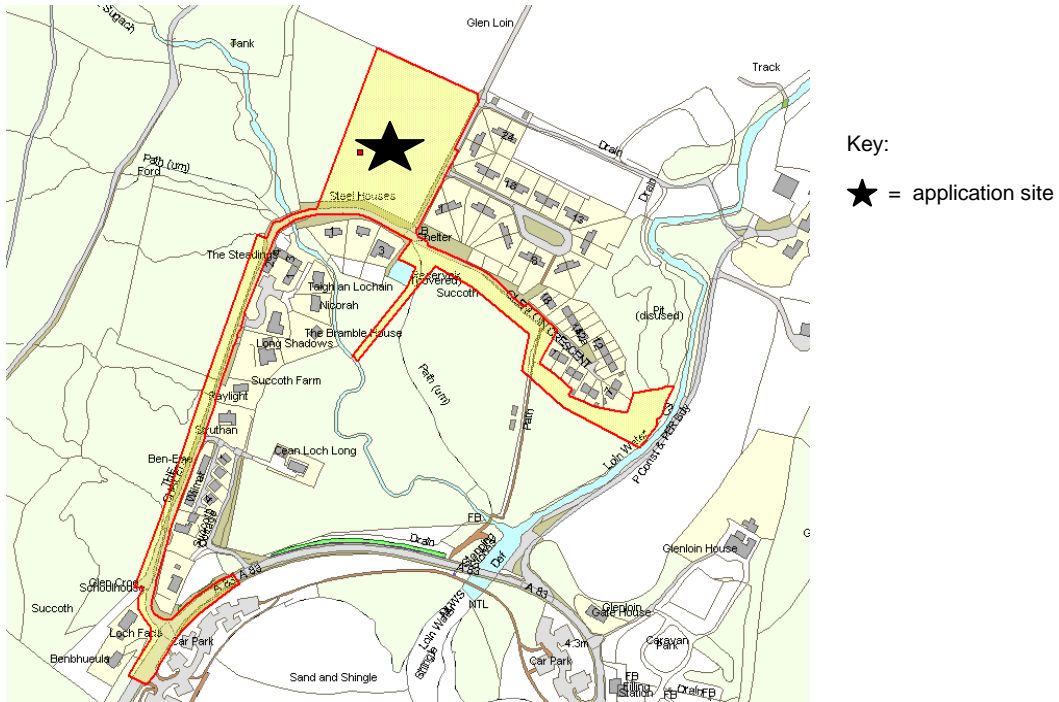


Fig. 1: Site Location Plan

- 3.2 The site is an agricultural field and used for grazing horses (as shown in **Figure 2** below). It gently slopes from west to east, and forms part of the lower foothills of Beinn Narnain, adjacent to The Cobbler (Ben Arthur).



Fig. 2: Existing site

- 3.3 Access to the site from the A83, is along a road connecting to Glen Loin Crescent (as shown in **Figures 3 and 4**).

Agenda Item 6



Fig. 3: A83 junction.



Fig. 4: Access road (looking towards A83)

- 3.4 The proposed design of the development is based on a 'steading courtyard' concept as promoted in the Arrochar/Succoth case study included in the National Park's Sustainable Design Guidance.



Fig. 5: Proposed layout.

Environmental Impact Assessment (EIA):

- 3.5 For the purposes of the Environmental Impact Assessment (Scotland) Regulations 2011 the National Park is identified as a 'Sensitive Area'. As a 'Competent Body' the National Park Authority has a statutory duty to consider whether proposals for development should be subject to the EIA process. In this particular instance it has been determined that an EIA is not required.

Agenda Item 6

Description of Proposal

3.6 This application is for:

- Erection of a 26 unit affordable housing development (see **Figure 6** below)
- Installation of site infrastructure including access, car parking, paths, foul drainage arrangements, SUDS, etc;
- Associated landscaping; and
- Upgrade of trunk road junction, access road, and installation of footway adjacent to road.



Fig. 6: 3D view of proposed development.

Planning History:

3.7 N/A

4 CONSULTATIONS AND REPRESENTATIONS

Responses to Consultations:

4.1 ABC Roads: No objection subject to conditions.

Confirms the acceptability of the proposed road widening, roadside footpath, new access junction and car parking as detailed in drawing J1819-PL-30 Rev C ('Proposed Road Widening', received 08.05.14). Confirms that the proposed road works in the vicinity of the A83 junction is within the public road network. Recommends that conditions are attached to ensure the road widening on the existing road takes place prior to construction of the buildings (to a minimum 'base course' standard) and that the road upgrade including roadside footpath is completed (to a 'wearing' standard) prior to the first occupation of the dwellings.

Transport Scotland - Trunk Road Network (Glasgow): No objection subject to conditions. Recommends conditions in respect of upgrading the road junction from the A83.

Argyll and Bute Council Flood Prevention: No objection subject to conditions.

Record of Correspondence:

Response 17.02.14: Given known flood/drainage issues on the site, request completion of a Flood Risk Assessment prior to determination of the application.

Response 28.02.14: Requests further information in respect of the proposed 'cut off' ditch including that the discharge of the ditch water will not affect the capacity of the box culvert under the main road.

Agenda Item 6

Response 17.03.14: Requests further information in respect of the design of the drainage ditch and additional information on surface water drainage.

Response 06.05.14: No objection subject to conditions relating to the design and maintenance regime for the cut off ditch and SUDS, finished floor levels of the units, and detailed SUDS design.

Response 07.05.14: Requests further information in relation to the new proposal for the 'temporary' foul drainage treatment plant, namely the elevation of the plan and any proposals to discharge from the treatment plant to the ditch leading to the culvert with flood issues.

Response 08.05.14: Requests conditions in relation to the proposed 'temporary' foul drainage treatment plant.

Scottish Water: No objection.

Record of Correspondence:

Response 14.03.14: Notes that Belmore Water Treatment Works and Arrochar Church Waste Water Treatment Works may have capacity to service this proposed development. In respect of the wastewater network, initial investigations have highlighted there may be a requirement for the developer to carry out works/upgrade on the local network.

Response 12.05.14: Confirms that once the proposal has been granted planning permission, Scottish Water will commit to starting a 'growth project', in relation to the proposed upgrade of the Succoth sewerage system. This includes a flow and load survey and process unit assessment prior to undertaking any upgrade.

SEPA: No objection subject to conditions.

Telephone response 13.05.14: Confirms that surface water flood issues can be dealt with by the relevant responsible flood authority (Argyll and Bute Council). Confirms that the principle of a 'temporary' treatment facility on site may be appropriate, subject to receipt of further information.

Response 12.05.14: Confirms that the proposed foul drainage condition will ensure that the proposed temporary treatment facility is fit for purpose and acceptable to SEPA. Advises that the developer should factor in sufficient time to ensure discussion with the relevant organisations takes place and investigate all options in relation to foul drainage arrangements, including taking into account the receiving environment, sustainability and climate change. There are also other site considerations which the developer should address such as construction and completion phase SUDS and waste management e.g disposal of waste soils.

Arrochar And Tarbet Community Council: No objection.

The Community Council has no objection to the principle of development, but note concerns in relation to the access road, drainage from the access road, water supply, flooding on the south-eastern corner of the site and adjacent road, questions if the proposed roadside footpath connects into the site, and the proposed connection to the existing septic/sewage tank.

West Of Scotland Archaeology Service (Glasgow): No objection subject to conditions.

Historical records indicate the presence of three settlements towards the head of the loch and one such settlement ('Soccach') in the area of ground affected by the current application. The majority of the plot does not appear to have been substantially affected by development during the modern period, suggesting that any archaeological material that may be present is unlikely to have been significantly damaged by large-scale ground disturbance. Recommends that a prior archaeological evaluation of the previously undisturbed sections of the proposed development area be carried out prior to determination of the application or subject to condition.

NPA Access Team: The local area contains a number of informal paths and core paths and patterns of access in the area are well established and it is unlikely the proposed development will result in a significant negative effect on these patterns.

Agenda Item 6

NPA Ecology: A Phase 1 habitat and protected species survey was completed for the housing site. The survey report concluded that although suitable habitat for a range of protected species was identified within the site, no direct field evidence was recorded. Therefore, no further surveys will be required. Japanese knotweed has been identified growing adjacent to the road connecting to Glen Loin Crescent and this area of land will be disturbed to enable the proposed road widening. Recommends conditions to ensure that knotweed is not spread through the development works.

NPA Landscape: The proposed courtyard composition of a mixture of units with varying heights will fit within the landscape setting. In particular, the use of lower more cottage-like houses on the eastern and southern boundary with larger units to the rear and north is welcomed. There is an opportunity to create a very attractive frontage to this development encompassing the 'cut off' and drainage ditches, rather than treating them as a functional issue and these could be included in the open space areas. Recommends a condition requiring completion of a robust landscaping scheme which considers the proposed ditches, suitable boundary treatments and opportunities for improved informal pedestrian flow through the site and connecting to the existing core path network.

Representations Received:

- 4.2 At the time of writing this report, 10 responses had been received from local residents in the Succoth area. Nine of the 10 residents object to the application and all responders raise concerns as summarised below:
- The development is out of keeping with the rural character of the village/forestry houses and will open up the glen for further development
 - Traffic movements will be increased on the narrow road, and it is not clear if the applicant is proposing to upgrade the road, provide a footpath to the site, or provide sufficient onsite car parking
 - The development will increase noise in the area
 - The development will impact on local wildlife populations (e.g. red squirrel)
 - Proposed location of the septic tank is unsuitable
 - The known flooding and drainage issues on the site have not been appropriately addressed
 - There is Japanese knotweed adjacent to the road proposed for widening

5 POLICY CONTEXT

National Park Aims:

- 5.1 The four statutory aims of the National Park are a material planning consideration. These are set out in Section 1 of the National Parks (Scotland) Act 2000 and are:
- (a) to conserve and enhance the natural and cultural heritage of the area;
 - (b) to promote sustainable use of the natural resources of the area;
 - (c) to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
 - (d) to promote sustainable economic and social development of the area's communities.
- 5.2 Section 9 of the Act then states that these aims should be achieved collectively. However, if in relation to any matter it appears to the National Park Authority that there is a conflict between the first aim, and the other National Park aims, greater weight must be given to the conservation and enhancement of the natural and cultural heritage of the area.

Agenda Item 6

Development Plan:

5.3 National Park Local Plan (adopted December 2011)

Relevant Policies:

- Policy HOUS1 New Housing Development in Settlements
- Policy TRAN3 Impact of New Development on the Road Network
- Policy L1 Conserving and Enhancing the Diversity and Quality of the Park's Landscapes
- Policy D1 Design Quality
- Policy SUSDEV1 Sustainable Development
- Policy ENV1 European Sites (SACs and SPAs)
- Policy ENV11 Connection to Sewerage and Water Supply
- Policy ENV12 Surface Water Drainage
- Policy ENV16 Development in Medium to High Flood Risk Areas
- Policy ENV26 Other Unscheduled Sites of Archaeological Importance
- Policy WAS1 Waste Management Requirement for New Developments

Other Material Considerations:

5.4 National Park Partnership Plan (2012-2017)

Relevant Policies:

- RD Policy 1: Sustaining our Population
- RD Policy 2: Spatial Development Strategy
- RD Policy 7: Sustainable Design and Construction

6 SUMMARY OF SUPPORTING INFORMATION

- 6.1
- 3D visuals of proposed development and photographic study – prepared by CP Architects, received 24.01.14
 - Design Statement – prepared by CP Architects (November 2013), received 24.01.14
 - Extended Phase 1 Habitat Survey – prepared by EnviroCentre (October 2013) for Scott Bennett Associates Ltd, received 24.01.14
 - Flood Risk Assessment (February 2014) – prepared by EnviroCentre (February 2014) for Scott Bennett Associate Ltd, received 24.02.14
 - Additional Flood Information – received 06.03.14
 - Sustainability Checklist – received 26.03.14
 - 1 in 200 Year Surface Water Design – prepared by Scott Bennett Associates Ltd, received 02.04.14
 - Additional Ditch Design Details – received 02.04.14
 - Meeting notes from meeting between Scott Bennett Associates and Scottish Water (06.05.14) – received 07.05.14

7 PLANNING ASSESSMENT

- 7.1 The application site is located on an agricultural field in Succoth, adjacent to existing residential properties. The location of the site is shown in **Figure 1**.
- 7.2 In determining this application the key considerations are as follows:
- Background and principle of development;
 - Design and landscape considerations;
 - Roads and access;
 - Flooding and surface water drainage; and
 - Other planning considerations such as foul drainage connection, ecology, and

Agenda Item 6

archaeology.

These are considered in turn below.

Background: Housing Allocation in Finalised Draft Local Plan (FDLP)

- 7.3 Dunbritton Housing Association (DHA) purchased the site from Forestry Commission Scotland in the early to mid 2000s with a view to develop the site for affordable housing. The site is accessed from the A83 along a narrow road connecting to Glen Loin Crescent. At that time, Argyll and Bute Council Roads identified that the existing road was nearly at capacity for the number of houses it serviced. Consequently, if the site was to be developed for any volume of housing units, then the access road would need to be upgraded in accordance with their road standards. Given the housing need as identified in the area by Argyll and Bute Council Housing and DHA, DHA wished to maximise the site's potential. However, the extent of road works necessary to meet the Council's road standards and the associated costs, constrained development of the site.
- 7.4 The National Park FDLP (2010) included the site as a 'long term proposal' for housing development (LH1 Succoth) with an estimated capacity for 26 units. The FDLP recognised that if the road issue was resolved, the site had potential to significantly contribute to the Park's housing land supply and provide much needed affordable housing in the area. However, through the local plan examination, the Scottish Government appointed Reporter concluded that given the known road constraint, it was not appropriate to include the site in the local plan and removed the site's status as a long term housing allocation. In doing so, the Reporter acknowledged that the site remained in the settlement boundary and should the road constraint be resolved, development of the site would be supported in principle under the local plan's housing policies.

Principle of Development

- 7.5 Policy HOUS1 New Housing Development in Settlements supports development on allocated housing sites and appropriate infill sites within settlement boundaries. The site is an agricultural field adjacent to existing residential properties and provides a natural expansion of Succoth within the settlement boundary. Although Policy HOUS1 requires a 50% affordable housing requirement on sites of four or more units, the site will be developed by DHA and will provide 100% affordable housing (social rented). This proposal will be of significant benefit to the wider area providing much needed affordable housing. Given that the road constraint would be resolved as part of this proposal (see Paragraph 7.10) and provided all other planning considerations are addressed (as discussed below), the principle of development is supported.

Design and Landscape Considerations

- 7.6 The applicant's design statement details that the proposal is for a 26 unit housing development with the following housing mix:
- 1 bed, 2 person flats – 12 no.
 - 2 bed, 4 person flats – 4 no.
 - 2 bed, 4 person houses – 5 no.
 - 3 bed, 5 person houses – 4 no.
 - 3 bed, 6 person houses – 1 no.

This mix meets DHA's current housing demand and was agreed in consultation between DHA and Argyll and Bute Council Housing, based on current information available. The layout proposes a 'courtyard steading' concept in two distinct groupings defined by a mixture of semi detached and terrace units, comprising of this mixture of flats and houses. Given this

Agenda Item 6

proposed layout and design, the development does not utilise the entire site area in DHA's ownership and there remains potential for a small, additional long term phase of housing development to the west of the site should demand and funding be available in the future.

- 7.7 The proposed units have roof forms of varying heights to provide design variation, reduce the overall massing of the development, and visually link to adjacent existing dwellinghouses (which are a mixture of 1 and 1 ½ storey buildings). The two storey units are proposed to be located in the north-west (rear) area of the development and this staggered approach to roof heights seeks to cleverly ensure that these units will not overwhelm or be out of character with existing smaller neighbouring dwellinghouses. The courtyard steading proposal is in keeping with the design principles promoted in the Park Authority's Sustainable Design Guidance which includes a case study on Arrochar/Sucloth.
- 7.8 The semi detached and terrace units are proposed to be built from a timber frame construction and materials of a traditional appearance such as concrete interlocking roof tiles (giving a 'slate effect' roof), flush eaves and predominately white render walls. The addition of some timber clad porches and limited timber cladding around window openings are proposed as a contemporary design feature which will also help break down the massing of units, and help connect with the area's rural character and established design characteristics.
- 7.9 In the course of considering the application there was much discussion about the proposed layout which will result in some terrace blocks having 'dual frontages' overlooking both the internal courtyard area and the external roads to the south and east of the site. A problematic issue with dual frontage designs can be that garden 'clutter' (such as rotary clothes lines, garden sheds, play equipment, etc) becomes more visible in the streetscape as 'rear' garden's also function as 'front' gardens when viewed from external roads. As part of design considerations, this issue was discussed and it was concluded that a reasonable balance has been achieved to ensure that the overall design will be in accordance with the local plan's placemaking principles. A condition is recommended requiring the preparation and implementation of a robust landscaping scheme to ensure that the development integrates with the existing built environment and positively contributes to placemaking in Sucloth.

Roads and Access

- 7.10 As noted above, the site has been constrained for a number of years due to access issues. The introduction of Scottish government's 'Designing Streets' policy document in 2010 changed the emphasis of guidance on street design towards placemaking and away from a system focussed upon a dominance of cars. This means that in rural areas, solutions to road design should be respectful of the rural character, rather than applying road standards more applicable to urban environments. Since 2011, the Park Authority has facilitated discussions between DHA and the Council to resolve the road constraint, guided by 'Designing Streets'. Discussion was initially facilitated through the 'Rural Housing Enabler' project, followed by more extensive pre-application discussion.
- 7.11 In recent months, much discussion has taken place between the Council and Scott Bennett Associates (road engineers acting on behalf of the applicant). The Council has agreed the principles of an upgraded road scheme which includes widening of the access road from the A83, provision of a roadside footway, new access junction and road into proposed courtyard development, and associated car parking. Transport Scotland has no objection to the proposal and recommends that the A83 junction is upgraded (including a 'ghost island turning lane') and the provision of visibility splays. Conditions are attached in relation to these required road improvements, and letters of comfort have been secured by the applicant confirming these works can be undertaken on land outwith their ownership (Forestry Commission Scotland and

Agenda Item 6

land within the public road network).

- 7.12 In relation to non-motorised access, the proposal seeks to ensure that the courtyard development links to existing core paths and local paths in the area. The proposed layout includes a path and 'pend' into the courtyard from the southern road boundary, linking to the proposed roadside footpath. There may be opportunities for informal paths across the site to link to the existing core path network and it is recommended that this is considered further as part of the proposed landscaping condition.

Water and Foul Drainage Connections

- 7.13 The applicant originally proposed to connect to the existing water and foul drainage services and Scottish Water have no objection to the proposal. Although the applicant has been in discussion with Scottish Water, it was only when finalising this report that Scottish Water confirmed that it is likely that an upgrade is required to the public treatment works to accommodate the proposed development. Such an upgrade could take up to 2.5 years to complete. It is noted that the proposal is being funded by A&B Council Housing and is programmed within their strategic housing investment plan (SHIP) for completion by March 2015. The applicant is therefore proposing an onsite 'temporary' private treatment facility until such time that the development can connect to an upgraded public system. Scottish Water has confirmed that once planning permission is in place, they will commit to starting a 'growth project', which includes a 'flow and load' survey and process unit assessment prior to undertaking any upgrade.
- 7.14 Initial contact has been made with SEPA's regulatory team and they have advised that in general preference is given to connection to the existing public infrastructure. However, there may be instances where a temporary treatment facility is appropriate on the proviso that connection is made to the public system once available. A condition is recommended, as agreed with SEPA, requiring further details of the onsite temporary treatment facility and the requirement to connect to the public system once available. Conditions are also recommended by the Council's flood team to ensure that the proposed location of the facility does not impact or exacerbate surface water flood risk issues on the site.

Surface Water (Pluvial) Flood Risk

- 7.15 Argyll and Bute Council's flood team identified that there is surface water (pluvial) flood risk on the south-eastern corner of the site. The Council (as the local flood authority) requested completion of a flood risk assessment (FRA) to address flood issues on the site and adjacent properties. The applicant was also required to provide additional information to the Council to satisfy their concern that the proposed development would not exacerbate known surface water flooding in the area or create additional risk. The Council has no objection to the proposal and recommends a number of conditions. SEPA notes that the developer will be required to consider issues such as construction and completion phase SUDS, and this is addressed by conditions.

Other Planning Considerations

Ecology

- 7.16 A Phase 1 Habitat and Protected Species Survey was completed for the housing site. The survey report concluded that although suitable habitat for a range of protected species was identified within the site, no direct field evidence was recorded. Japanese knotweed has been identified growing adjacent to the road connecting to Glen Loin Crescent and this area of land will be disturbed to enable the proposed road widening. Conditions are recommended to ensure that appropriate mitigation is in place and that knotweed is not spread through the

Agenda Item 6

development works.

Archaeology

- 7.17 West of Scotland Archaeology Services notes that the majority of the site does not appear to have been substantially affected by development during the 'modern' period, suggesting that any archaeological material which may be present, in association with a historical settlement known as 'Soccach', is unlikely to have been significantly damaged by large-scale ground disturbance. A 'prior archaeological evaluation' of the previously undisturbed sections of the proposed development area should be undertaken and this is addressed by condition.

Community Consultation

- 7.18 DHA held a community 'drop-in' event to discuss the proposed housing development with local Succoth residents in late April 2014, although not formally required to do so under the Planning etc (Scotland) Act 2006. It is understood that the comments received at this event mirror both the concerns raised by the Community Council's response and local residents who formally submitted comments to this application. Comments focussed primarily on the suitability of the site for housing development including the access road, surface water drainage, connection to the public infrastructure, etc. It is noted that all of these planning considerations have been discussed above and have been resolved to the satisfaction of the Park Authority and other statutory consultees, in keeping with the relevant local plan policies.

8 CONCLUSION

This proposal for a 26 unit affordable housing development in Succoth is supported by Policy HOUS1 as it is an appropriate infill site within the settlement boundary. The development will be of significant benefit to the wider area, providing much needed affordable housing. The proposed 'courtyard steading' design is supported by Policy D1 and the Park Authority's Sustainable Design Guidance and is in keeping with the rural character of Succoth. The site has been constrained for a number of years due to road access issues and this has now been resolved to the satisfaction of the Roads Authority, as supported by Policy TRAN 3. It is therefore recommended to approve the application subject to conditions.

Background <http://www.lochlomond-trossachs.org/planning/>

Documents: *Click on view applications, accept the terms and conditions then enter the search criteria as 2014/0027/DET*

List of Appendices: *Appendix 1 Conditions, Proposed Reason for Approval, and Informatives*

Appendix 1: Conditions, Proposed Reason for Approval and Informatives

Conditions:

- 1. Agreement of Materials and Specifications:** Prior to the commencement of the houses on site, a further detailed specification of the undernoted proposed external finishing materials to be utilised on the buildings, 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.

Agenda Item 6

- a) The roof tiles to be used on all roof surfaces of the building (sample of tile and details relating to the sizes of tiles proposed and laying method to be submitted);
- b) The render to be used on the walls (sample required);
- c) Manufacturers details of the windows and doors;
- d) The colour/treatment/finishes of all exposed timberwork; and
- e) The details of the material and colour of rainwater goods, barge boards and fascias.

REASON: To ensure that the external appearance of the development complements the rural 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.

- 2. Details of Landscaping:** Prior to the commencement of the construction of the houses hereby approved, a landscape scheme/plan shall be submitted to and approved in writing by the Planning Authority. The said scheme/plan (at a scale of 1:500 or greater) shall include:

- a) details of an overall landscaping strategy which addresses the 'courtyard steading' design and open space areas on the perimeter of the development;
- b) proposed finished levels or contours;
- c) details of any new hardstanding including access and car parking surfacing materials, pedestrian areas/footpaths;
- d) details of any new walls, fences, hedges, gates;
- e) any minor structures (e.g. furniture, play equipment, refuse or other storage units);
- f) integration of SUDs drains as a landscaping feature (as referred to in Condition 10); and
- g) planting plans and written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
- h) Details of maintenance scheme for communal open space areas

REASON: The proposed development and its location requires landscaping to fully integrate the proposal with its surroundings. Without such landscaping the proposal would be considered contrary to the provisions of the development plan.

- 3. Implementation of Landscaping:** Within the planting season following the completion or the substantial completion of the development hereby permitted, whichever is the sooner, landscaping shall be undertaken in accordance with the approved landscape scheme. Any trees or plants forming part of the approved landscape scheme which die, are removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced in the next planting season with others of similar sizes and species unless the Planning Authority gives written approval to any variation.

REASON: The proposed development and its location requires landscaping to fully integrate the proposal with its surroundings. Without such landscaping the proposal would be considered contrary to the provisions of the development plan.

- 4. Japanese Knotweed Management Plan:** Prior to commencement of the development hereby permitted, full details of a management plan for the eradication of Japanese Knotweed shall be submitted to, and approved in writing by, the Planning Authority. The

Agenda Item 6

management plan shall include a timetable for implementation and clearly identify the extent of the Japanese Knotweed on a scaled plan.

REASON: To eradicate Japanese Knotweed from the development site, to prevent the spread of the plant through development works.

- 5. Japanese Knotweed Eradication:** Prior to the commencement of the development hereby permitted, the approved management plan and timetable for the eradication of Japanese Knotweed referred to in Condition 4 above, shall be implemented in full and a validation report confirming the remediation treatment carried out and that the site is free of knotweed shall be submitted to and approved in writing by the Planning Authority.

REASON: To eradicate Japanese Knotweed from the site and to prevent the spread of the plant through development works.

- 6. Archaeological Investigation:** No development shall take place within the previously undisturbed sections of the application site 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.

REASON: To safeguard the archaeological value of the site.

- 7. Foul Drainage Arrangements:** Prior to the commencement of the development hereby permitted, details of a scheme for the treatment of foul drainage for the entirety of the application site (including details of the timing of works and details of the onsite temporary treatment facility) shall be submitted to, and approved in writing, by the Planning Authority, in consultation with the Scottish Environmental Protection Agency (SEPA). Thereafter, the scheme shall be implemented in accordance with the details as approved. All foul drainage associated with the development of the site shall be connected to the public system at such time as upgrade of the public infrastructure has been completed by the relevant authority, unless otherwise agreed in writing by the Planning Authority in consultation with SEPA.

REASON: Insufficient detail has at this time been submitted regarding foul drainage treatment and these details are considered of importance in securing an environmentally sensitive standard of development consistent with the adopted development plan and the first statutory aim of the National Park.

- 8. Temporary Treatment Facility Levels:** The foul drainage temporary treatment facility, as described in Condition 7, shall be located at an elevation of at least 9.6 mAOD, unless otherwise agreed in writing by the Planning Authority in consultation with SEPA and Argyll and Bute Council.

REASON: In accordance with the submitted Flood Risk Assessment regarding freeboard allowances and to ensure that the development conforms to the appropriate standards of the relevant Flood Prevention Authority.

- 9. Removal of Temporary Treatment Facility:** In the event the temporary treatment facility, as described in Condition 7, is removed from the site, details of a scheme of site

Agenda Item 6

restoration and landscaping shall be submitted to, and approved in writing, by the Planning Authority within 3 months of the works taking place. Thereafter, the site restoration and landscaping scheme shall be implemented in accordance with the details approved under the terms of this condition.

REASON: To ensure a satisfactory standard of appearance of the development and to safeguard the visual amenities of the area.

- 10. Sustainable Urban Drainage System (SUDS):** Prior to the commencement of the development hereby permitted, details of a scheme for the treatment of surface water for the entirety of the application site (including details of the timing of works and a maintenance regime for the proposed 'cutoff' ditch and SUDS) shall be submitted to, and approved in writing by, the Planning Authority, in consultation with the Scottish Environmental Protection Agency and Argyll and Bute Council. Such a scheme 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 including CIRIA C697 and Sewers for Scotland 2nd Edition.

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

- 11. Ditch Design Details:** The trapezoidal 'cutoff' ditch shall have minimum dimensions of: a top width of at least 2.1m, a bottom width of at least 0.6m, a depth and a gradient of the order of 0.03 m/m as shown on approved document 'Flood Risk Assessment – Additional Ditch Design Details' (received 02.04.14). The ditch shall be lined with geotextile matting in order to prevent erosion and grass should be placed over the top of the matting, unless otherwise agreed in writing by the Planning Authority in consultation with Argyll and Bute Council.

REASON: To ensure that the development, once occupied, conforms with the appropriate standards of the relevant Flood Prevention Authority.

- 12. Ditch Discharge:** Any discharge to the ditch located on the south-east of the application site, as shown on approved drawing A(PL)L002 Rev B (Site Plan, received 02.05.14) shall be restricted to pre-development runoff rates, unless otherwise agreed in writing by the Planning Authority in consultation with Argyll and Bute Council.

REASON: To not exacerbate flood risk above existing pre-development conditions.

- 13. Finished Floor Levels:** The finished floor levels of the dwellinghouses hereby permitted shall be at least 0.3 m (preferably 0.6 m) above the crown elevations of the manholes as shown in approved drawing J1819/CP/041 Rev E (Drainage Layout, received 05.05.14), unless otherwise agreed in writing by the Planning Authority in consultation with Argyll and Bute Council.

REASON: To ensure that the development, once occupied, conforms with the appropriate standards of the relevant Flood Prevention Authority.

- 14. Trunk Road Junction Upgrade:** Prior to the commencement of the development hereby permitted, the access road shall join the Trunk Road at an improved junction

Agenda Item 6

which shall be constructed by the applicant to a standard as described in the Department of Transport Advice Note TA 41/95 (Vehicular Access to All-Purpose Trunk Roads) (as amended in Scotland) complying with Layout 5. The junction shall be constructed in accordance with details that shall be submitted and approved by the Planning Authority, after consultation with the Trunk Roads Authority, before any part of the development is commenced.

REASON: To ensure that the standard of access layout complies with the current standards and that the safety of the traffic on the trunk road is not diminished.

15. Visibility Splays: The visibility splays, associated with the trunk road junction upgrade as described in Condition 14 above, shall be provided and maintained on each side of the new access to the satisfaction of the local Planning Authority. These splays are the triangles of ground bounded on 2 sides by the first 4.5 metres of the centreline of the access driveway (the set back dimension) and the nearside trunk road carriageway measured 120 metres (the y dimension) in both directions from the intersection of the access with the trunk road. 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.

REASON: To ensure that drivers of vehicles leaving the site are enabled to see and be seen by vehicles on the trunk road carriageway and join the traffic stream safely.

16. Road Surface Water and Drainage: There shall be no surface water discharge onto the trunk road, or surface water drainage connections into the trunk road drainage system, from the access road known as 'The Chalets'.

REASON: To ensure surface water is appropriately addressed as part of the development and does not negatively impact on the trunk road, or trunk road drainage system, in the interests of road safety.

17. Road Upgrade Works: Prior to the commencement of the construction of the dwellinghouses hereby permitted, the upgrade works to the existing Succoth access road shall be completed to a minimum base course standard as shown on approved drawing J1819-PL-30 Rev C ('Proposed Road Widening', received 08.05.14), unless otherwise agreed in writing by the Planning Authority in consultation with the Roads Authority. Prior to the occupation of the first dwellinghouse hereby permitted, the aforementioned road shall be completed to wearing course standard.

REASON: To ensure a suitable standard of access provision in the interests of road safety.

18. Construction of Roadside Footway: Prior to the occupation of the first dwellinghouse hereby permitted, the roadside footway shall be constructed in accordance with approved drawing J1819-PL-30 Rev C ('Proposed Road Widening', received 08.05.14), unless otherwise agreed in writing by the Planning Authority in consultation with the Roads Authority.

REASON: In the interests of road safety and timeous provision.

Agenda Item 6

Proposed Reason for Approval:

This proposal for a 26 unit affordable housing development in Succoth is supported by Policy HOUS1 of the adopted local plan. The development will be of significant benefit to the wider area, providing much needed affordable housing. The proposed 'courtyard steading' design is supported by Policy D1 and the Park Authority's Sustainable Design Guidance and is in keeping with the rural character of Succoth. The site has been constrained for a number of years due to road access issues however this will be resolved as part of this development proposal to the satisfaction of the Roads Authority, as supported by Policy TRAN 3.

List of Plans

Title	Reference	Date Received
Location Plan	A(00)L001	24/01/14
Plan Proposed Plan, Section _ elevations of Blocks A and C	A(PL) A_C L001	24/01/14
Plan Proposed Plans, Section and Elevations of Block B	A(PL) B L001	24/01/14
Plan Proposed Plans, Section and Elevations of Blocks D and E	A(PL) D_E L001	24/01/14
Plan Proposed Plans, Section and Elevations of Blocks F and G	A(PL) F_G L001	24/01/14
Plan Proposed Plans, Section and Elevations of Block H	A(PL) H L001	24/01/14
Plan Proposed Plans, Section and Elevations of Block I	A(PL) I L001	24/01/14
Site Plan	A(PL) L002 REV B	02/05/14
Plan Drainage Layout	J1819/CP/041 REV E	05/05/14
Plan Proposed Road Widening	J1819-PL-30 REV C	08/05/14
General Flood Risk Assessment - Additional Ditch Design Details		02/04/14

Informatives:

1. 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.

Agenda Item 6

2. 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.
3. 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.
4. 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 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.