

## Appendix 1: Conditions and Informatives

### Conditions:

1. **Parking Area Details:** The off street parking area for the development hereby permitted shall be:
  - (a) a minimum width of 3.6 metres;
  - (b) constructed so that no surface water from it discharges onto the public highway;
  - (c) by way of a footpath crossing;

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

2. **Visibility Sightlines:** The new timber fence(s) and/or hedge proposed as shown on Drg No. 4108/06 'Site Plan and Block Plans', shall be a maximum height of 1.0 metre above the carriageway level of the adjacent road, and maintained at this height in perpetuity.

REASON: To ensure visibility on egress in the interests of road safety.

3. **Pedestrian Footpath Details:** Prior to the commencement of any works on site, details of the defining features to delineate the private garden curtilage for the dwellinghouse as distinct from the public path route, including fencing/hedging and/or surfacing as appropriate, along with details of appropriately worded signage, shall be submitted to, and agreed in writing, by the National Park as the Planning and Access Authority.

REASON: To ensure that provision is made for appropriately designed access route in the event that any Right of Way is asserted through the site, and that any access takers act responsibly when passing through the site.

4. **Implementation of Details:** The details as may be agreed in accordance with condition 3 above shall be implemented within 1 month of any Right of Way through the site becoming asserted, or any alternative period that may be agreed in writing with the National Park as the Planning and Access Authority.

REASON: To ensure timeous implementation in the event that any Right of Way becomes asserted.

### List of plans

Title	Reference	Date Received
Plan Location Plan and Existing and Proposed Block Plans	4108/06	22/09/14
Plan Topographic Survey	1942G	22/09/14
Existing Elevations	4108/01	22/09/14
Proposed Elevations	4108/02	22/09/14
Existing Floor Plans	4108/03	22/09/14
Proposed Floor Plans	4108/04	22/09/14

Sections	4108/05	
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## **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.

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 Protected Species Protected Species – Any contractors should be made aware of the possibility of finding bats. If bats are found within the existing building please be aware that they are fully protected, and it is an offence to deliberately, capture, injure or kill them or to damage, destroy or obstruct their breeding or resting places. It is also an offence to disturb them in their breeding or resting places. If bats are found then a bat licence may be required: further information on the requirements of a bat licence can be found at <http://www.scotland.gov.uk/Topics/Environment/Wildlife-Habitats/16330/eu/bats/Bats-dwelling-1>