

## Appendix 5

### Proposed Conditions – 18/228/PIP

01. No development shall commence until all matters specified below have been approved on application to the Planning Authority:

- A detailed layout of the site of the proposed development (including site levels as existing and proposed, confirming no building or structure constructed upon land raised above its current level).
- The design and external appearance of the proposed development, which shall be sympathetic to the original building in terms of scale and form.
- Landscaping proposals for the site of the proposed development (including boundary treatments).
- Details of access and parking arrangements.
- Details of the proposed water supply and drainage arrangements.
- Details of how the redundant building would be restored in a fully wind and watertight condition.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing.

02. Details pursuant to condition 01 above shall include an access with the public road constructed to the Council's Roads Services standard drawing 'SD-03 Access Over Verge for Single Dwelling', attached to and forming part of this decision notice, including dimensions, road construction, any pipe required, and verge or footway. The access shall be constructed and completed wholly in accordance with these details prior to first occupation of the development hereby approved, and thereafter shall be retained in accordance with these details throughout the lifetime of the development, unless otherwise agreed, in writing, by the Planning Authority.

Any damage caused to the existing road infrastructure during construction of the development shall be repaired prior to first occupation of the development, to the satisfaction of the Planning Authority, in conjunction with Roads Services.

Reason: In the interests of road safety.

03. The redundant building identified for replacement by this approval is considered as being of architectural and/or historic merit and shall be retained. Any future application shall contain full details of how this redundant building shall be restored and retained in a fully wind and watertight condition and shall include a full photographic record of the building to be submitted. For the avoidance of doubt details shall include all works and material finishes to achieve the safeguarding of this building currently and for the lifetime of the approved development.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing and be undertaken in accordance with statutory supplementary guidance.

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04. Hours of work during the construction of the development hereby approved, involving the use of machinery and powered tools, or any other operation, for example hammering, that would generate noise audible beyond the boundary of the site, shall be restricted to 07:30 to 18:00 Mondays to Fridays, 08:00 to 13:00 on Saturdays and not at all on Sundays, Christmas or New Year Public Holidays unless otherwise agreed, in writing, with the Planning Authority.

Reason: In the interest of residential amenity of the area and in order to reduce any possible nuisance arising to nearby residents during the construction of this development.

05. Any details pursuant to condition 01 above shall provide surface water drainage provision within the application site in accordance with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Second Edition, or any superseding guidance prevailing at the time and shall be implemented and completed prior to the first occupation of any of the development.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS, in order to protect the water environment.